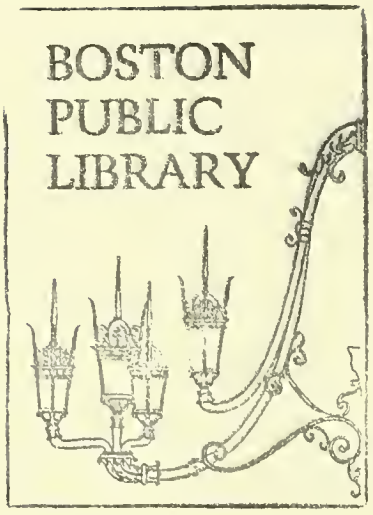
GOVDOC
BRA
4736


BOSTON
PUBLIC
LIBRARY

GOV DOC
BRA
4736

BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
OCT 2 1995

Located near Boston's Central Business District, Chinatown-South Cove is a unique community undergoing many changes. The Boston Redevelopment Authority's Neighborhood Planning Program has prepared this report to aid the community and City in determining long and short range activities which will address economic development, housing and commercial revitalization and recreation needs in Chinatown-South Cove.

Over the past 10 years, the City has concentrated its public improvement efforts in the South Cove Urban Renewal Area. Major activities have been the construction of the Quincy Community School, Tai Tung Village, Mass Pike and Quincy Towers. Despite these activities, much more needs to be done.

The City plans to continue public improvements and complete those activities related to the South Cove Urban Renewal Program. In addition, the City will work with the community in seeking solutions to the pressing issues of providing adequate and affordable housing, the rehabilitation of the Beach Street commercial area and limited employment opportunities among residents of Chinatown-South Cove. Another issue of great concern to residents and the City is the impact of private developments within the neighborhood and at its boundaries. The City will continue to develop joint planning and increased communication between the community and developers.

I hope this report will be an important tool in the joint effort between the community and City in formulating solutions to the many issues facing the Chinatown-South Cove community.

Kevin H. White
Mayor

位于波城中央商業區獨特的華埠南區正進行一種轉变。波城重建局之社區計劃部擬就這个報告協助社區和市府决定長期及短期的活動，來發展經，擴建房屋，及復興此社區之商業和滿足居民之康樂需

過去十年來，市府大量投資於南區改建地段內，包括完成新昌市社區學校，大同村，太村及君子楼。但仍須進行其

市府準備完成改建地段的其他活動。此外，並與社區共同合作，以求解决迫切之廉價房屋，復興必珠街商業區，和增加華埠南區居民之就業機會。居民及市府所關心的另外一个問題是外來私人投資和建設對社區及社區界限的影響。市府將與社區共同計劃，溝通社區發展看的了解。

我希望這个報告是一个重要的合作工具，令市府和社區共同尋解决華埠南區目前面對的問題。

波城市長懷德

HINATOWN
O COVE
65M
977

Property of
BOSTON REDEVELOPMENT AUTHORITY

BOSTON REDEVELOPMENT AUTHORITY
Property of

Located near Boston's Central Business District, Chinatown-South Cove is a unique community undergoing many changes. The Boston Redevelopment Authority's Neighborhood Planning Program has prepared this report to aid the community and City in determining long and short range activities which will address economic development, housing and commercial revitalization and recreation needs in Chinatown-South Cove.

Over the past 10 years, the City has concentrated its public improvement efforts in the South Cove Urban Renewal Area. Major activities have been the construction of the Quincy Community School, Tai Tung Village, Mass Pike and Quincy Towers. Despite these activities, much more needs to be done.

The City plans to continue public improvements and complete those activities related to the South Cove Urban Renewal Program. In addition, the City will work with the community in seeking solutions to the pressing issues of providing adequate and affordable housing, the rehabilitation of the Beach Street commercial area and limited employment opportunities among residents of Chinatown-South Cove. Another issue of great concern to residents and the City is the impact of private developments within the neighborhood and at its boundaries. The City will continue to develop joint planning and increased communication between the community and developers.

I hope this report will be an important tool in the joint effort between the community and City in formulating solutions to the many issues facing the Chinatown-South Cove community.

Kevin H. White
Mayor

位于波城中央商業區獨特的華埠南區正進行着種轉变。波城重建局之社區計劃部擬就這个報告，協助社區和市府决定長期及短期的活動，來發展經濟，擴建房屋，及復興此社區之商業和滿足居民之康樂需要。

過去十年來，市府大量投資在南區改建地段內，包括完成新昌市社區學校，大同村，泰村及君子樓。但仍須繼續努

市府準備完成改建地段的其他活動。此外，並与社區共同合作，以求解决足夠及廉價房屋，復興必珠街商業區，和增加華埠南區居民之就業機會。居民及市府所關心的另外一个問題是外來私人投資和建設對社區及社區界限的影響。市府將与社區共同計劃，溝通社區对發展看的了解。

我希望這个報告是一个重要的合作工具，令市府和社區共同找尋解决華埠南區目前面對的問題。

波城市長懷德

Digitized by the Internet Archive
in 2011 with funding from
Boston Public Library

http://www.archive.org/details/chinatownsouthco00bost

Table of Contents

I. INTRODUCTION/ SUMMARY 3

II. DISTRICT PROFILE 6

A. EXISTING COMMUNITY NEEDS 6

1. Housing 6
2. Commercial and Institutional Expansion 7
3. Economic Conditions — Unemployment 9
4. Community Facilities & Public Improvement Needs 10
5. Transportation and Parking 10
6. Human Services 10

B. PAST MAJOR PUBLIC AND PRIVATE INVESTMENT (1968-1977) 11

C. 1978 PUBLIC INVESTMENT PROGRAM 13

D. STATUS OF SOUTH COVE URBAN RENEWAL PROJECT ...13

III. PROPOSED COMPREHENSIVE NEIGHBORHOOD REVITALIZATION STRATEGY 20

A. HOUSING DEVELOPMENT STRATEGY 20

B. NEIGHBORHOOD COMMERCIAL REVITALIZATION PROGRAM 22

C. PUBLIC FACILITIES IMPROVEMENTS 23

D. TRANSPORTATION IMPROVEMENTS 23

E. INSTITUTIONAL AND PRIVATE DEVELOPMENT OPPORTUNITIES 23

F. JOB AND INDUSTRIAL OPPORTUNITIES 25

G. COMPLETION OF URBAN RENEWAL ACTIVITIES 26

IV. SUMMARY OF PROPOSED THREE YEAR IMPROVEMENT PROGRAM (1979-1981) 27

V. APPENDICES 29

A. NEIGHBORHOOD HISTORY 29

B. 1975-1977 NEIGHBORHOOD IMPROVEMENT PROGRAM 29

C. COMMUNITY PARTICIPATION OPPORTUNITIES 31

Introduction/Summary

Chinatown-South Cove neighbor- is small, with approximately) persons, yet it encompasses a mix of uses: residential, light in- ial, institutional and commercial. diversity is, at the same time, a gth and weakness of the com- ty. As a residential area near the itown core, access to public portation and major retail areas nvenient. However, institutional commercial expansion and prox- to regional expressways threaten xistence of Chinatown-South and its ability to expand to ac- nodate its growing housing and nercial needs.

atown-South Cove is a fairly ho- neous neighborhood of low to le-income Chinese with a large ntage of elderly residents. The nuous influx of Asian immi- s has compounded the housing age and created a greater de- l for inexpensive and subsidized y units. Innovative funding pro- s should be utilized to develop ehabilitate housing to meet these and to create additional units will promote a mixed-income borhood. The adjacent Leather ict is being examined by the City he Chinese Economic Devel- nt Council as a possible area e this housing demand can be ac- nodated.

atown-South Cove has a record- edian family income consider- lower than that of the City as a e. Thus employment opportun- re a major concern. Given the nt limited nature of commercial lishments in Chinatown, limited ly to restaurants and garment ries, Chinese entrepreneurs are encouraged to set up electronics bly and restaurant supply firms. dition, the Lafayette Place and Plaza developments can bring ional employment opportunities, construction and retail, into the The language barrier which has qualified Chinese immigrants in aying jobs is slowly being bridg- ith limited success by English as ond Language (ESL) programs ed through various social service cies in the community.

Within the next several years, areas adjacent to Chinatown will be experiencing rapid development as Lafayette Place, the Theatre District Revitalization Plan and the Park Plaza development undergo construction and as Tufts-New England Medical Center plans for a Pediatrics facility, Veterinary School and a joint USDA Nutrition Center. These developments have the potential to affect Chinatown in many ways and because of this, the community should be an integral part of the planning process. In the past, the process of reviewing development projects individually has proven highly unsatisfactory for the community. It will be necessry to implement an environmental review process that takes into account the cumulative effect of all neighboring developments on the social, economic and environmental fabric of Chinatown-South Cove. In addition, analyses should be conducted to determine how local opportunities could be maximized in these developments.

The South Cove urban renewal activities are being closed out this year. As a result of urban renewal, the South Cove area has undergone many changes including the building of multi-family and elderly housing units, construction of a community school and public improvements. The unfinished public improvement work will be completed with Community Development Block Grant, City Capital and Urgent Needs* funds.

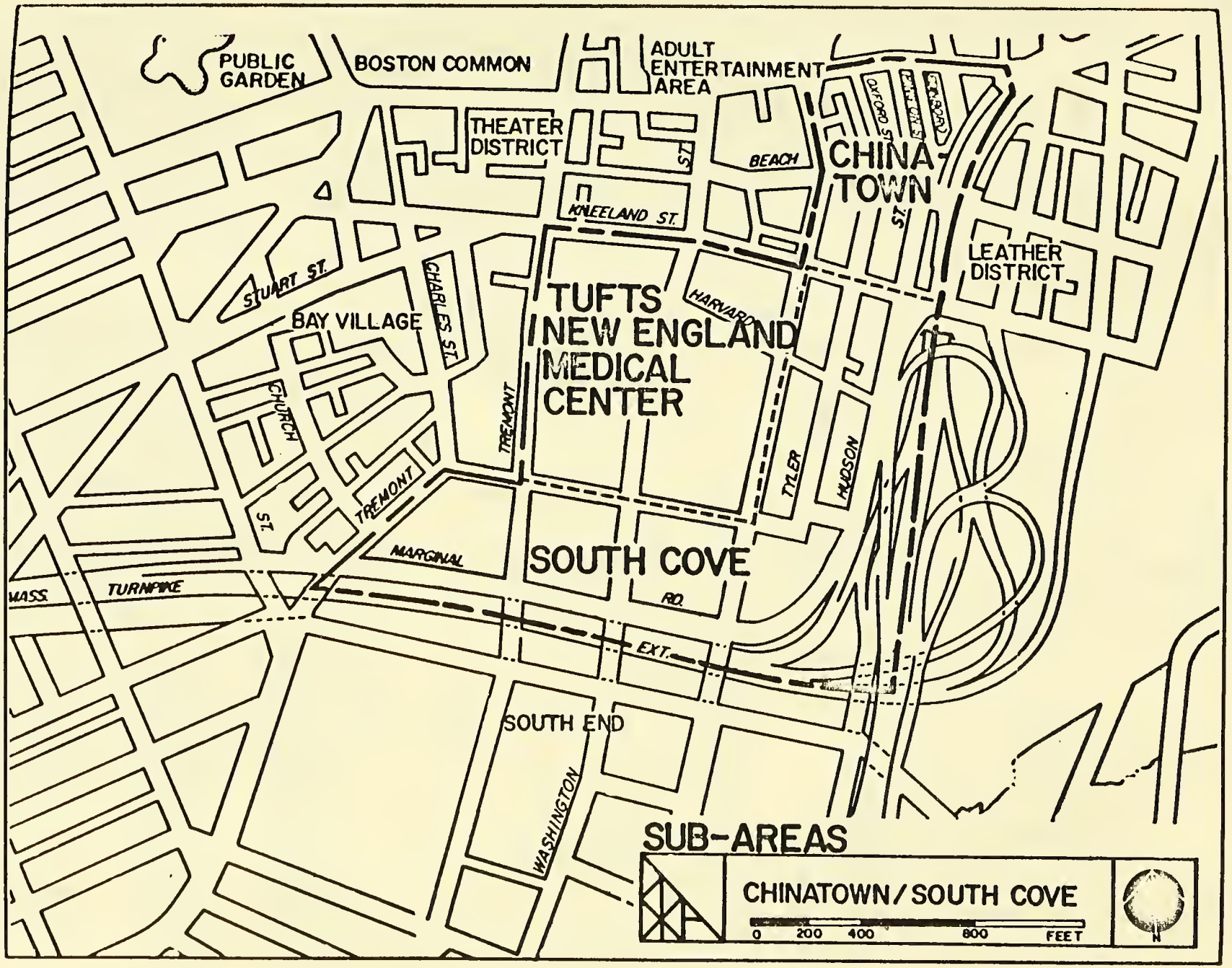
The major commercial area of Chinatown, Beach Street, will be undergoing major improvement work as a ceremonial Chinese Gateway is constructed near the intersection of Beach and Edinboro Streets. Landscaped sitting areas will be built on either side of the Gateway providing much needed open, green space. Installation of the Gateway will result in the narrowing of Beach Street, lessening congestion and air pollution. The City should assign personnel to insure adequate trash collection, provision of waste receptacles, street sweeping and enforcement of loading zones. These measures should be a high priority for Beach Street.

*Federal funds allocated to the City of Boston to be used only in urban renewal areas.

(photo by CEDC)

Boston's Chinatown is the fourth largest "Chinatown" in the country and is one of the two ethnic neighborhoods in downtown Boston. In addition to being a well established residential community, Chinatown is the focal point for the Chinese community in all of New England. Chinatown-South Cove is a very special neighborhood in the heart of the City. It is important to the City because of its unique character which adds to the diversity in the City and makes it a significant tourist attraction.

However, in order for the community to realize its full potential as a stable and vital neighborhood, the problems of inadequate housing, unemployment, institutional and commercial expansion and lack of public improvements must be addressed. The three-year comprehensive development strategy proposed in this report is intended to address these community concerns and assist residents and others by outlining possible strategies to resolve neighborhood issues.


PUBLIC GARDEN
BOSTON COMMON
ADULT ENTERTAINMENT AREA
THEATER DISTRICT
BEACH
CHINA-TOWN
KNEELAND ST.
LEATHER DISTRICT
STUART ST.
BAY VILLAGE
CHARLES ST.
TUFTS NEW ENGLAND MEDICAL CENTER
HARVARD
TREMONT
CHURCH
TYLER
HUDSON
MARGINAL
SOUTH COVE
MASS. TURNPIKE
RD.
EXT.
SOUTH END
WASHINGTON
SUB-AREAS
CHINATOWN/SOUTH COVE
0 200 400 800 FEET
N

District Profile

EXISTING COMMUNITY EDS

nographic statistics for China-n-South Cove are difficult to ob- because the small size of the area cludes its being treated as a single sus tract by the U.S. Census eau. In addition, survey forms are nted in English and most residents not read English. In preparation the 1980 census, some human vice agencies have been meeting h Census Bureau personnel to try d rectify this problem. A special ef- t must be made so that the 1980 nsus figures for Chinatown-South ve are accurate. Surveys conducted der auspices other than the U.S. nsus Bureau are not entirely accu- te because of the unknown number undocumented persons residing in e community and the inherent luctance of many residents to be in- lved in surveys or information thering. The statistics used in this rofile are from the 1970 Census In- rmation by Blocks and other demo- raphic surveys. It should be remem- ered that these figures are ten years ld and do not reflect the rapidly rowing population of this commun- ty.

The Chinatown-South Cove area ex- perienced a drastic decline in popula- ion due to the reduction of housing reated by highway, institutional and rban renewal relocation and demoli- ion. However, recent relaxation of restrictions on Asian immigration has resulted in a substantial increase of immigrants from Taiwan, Hong Kong and Southeast Asia to Chinatown-South Cove and other parts of Boston.

Although new immigrants are primarily families or young single people, Chinatown-South Cove has a high percentage of elderly residents. According to the 1977 City survey by Hart Associates, Inc., the average Chinatown household has more elderly residents than the average Boston household. In comparison with the Citywide average of 6% of the households with one or more residents over 60, Chinatown-South Cove has 27%. This points out the real need for institutions capable of serving the special housing, social and health demands of this large elderly segment of the community.

(photo by CEDC)

Tai Tung Village was built with assistance from HUD as part of the Urban Renewal Program.

Population	South Cove	Beach Street	District	City
*Total 1975 (estimate)	1,900	900	2,800**	637,98[illegible]
Total 1970	750	900	1,650	639,65[illegible]
Change from 1960	-400	+200	-200 to 1975	
Total Chinese 1970	700	900	1,600	
Income				
Median Family	$5,100	$5,100	$5,100	$9.13[illegible]
Percentage of Families with annual income less than $5,000	48%	48%	48%	22%

Statistics from 1970 census unless otherwise noted.

1970 statistics show that the unemployment figure for Chinatown is only 3%. However, estimates from the employment center of the Chinese-American Civic Association and the Chinese Economic Development Council are higher, between 6% and 9%. The recorded median family income is $5,100, considerably lower than the citywide median of $9,133. The high percentage of males employed in low paying restaurant activities (77.3%) and females as stitchers in the garment industry (72.9%) can partially account for this low median income. Thus, underemployment and lack of economic opportunities are major problems in Chinatown.

1. Housing

Chinatown-South Cove is unique in that it is a cohesive, predominantly Chinese residential neighborhood within a light industrial district. The

*1975 State Census.

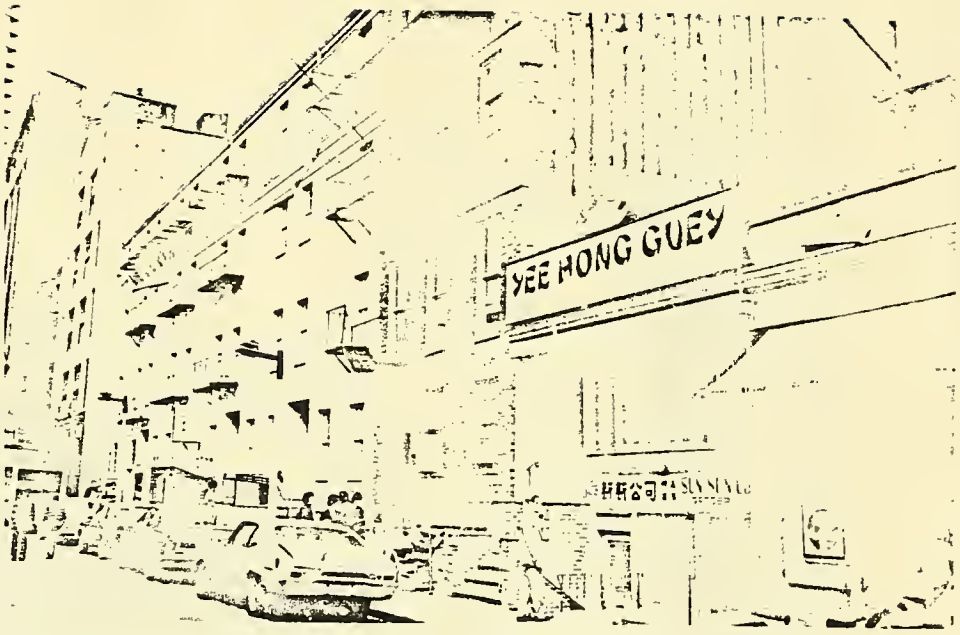
**Another figure of 4,850 has been derived using the 1970 Census as a base and taking into account the annual number of immigrants. This appears to be a more accurate est[illegible]

...aracterized by small brick ... four to seven-story ware... older medium-rise office ... Previously, housing was ...ed in three-story brick row-... However, with urban renew... of these buildings were de... and replaced by two Depart... Housing and Urban Develop... D assisted developments ... a total of 414 units. Pres... housing stock in Chinatown ...ed at 996 units, 50% of ...e Chinese-owned.* The ... D assisted developments, ...e Towers and Tai Tung Vil... occupied primarily by ... American families. A third, ...setts Housing Finance ... (MHFA) and HUD-assisted ...ment is the Quincy Tower ... with 161 units of housing for ...ly located adjacent to the ... Community School.

...ion, 24 units of family hous... rehabilitated with assistance ... MHFA. Furthermore, the ... Chauncy House Apartments ... adjacent to the Chinatown ...ercial area was rehabilitated ... Section 236 funds. At present, ... are other rehabilitation and new ...uction proposals being discuss... ...h may be submitted for ... and HUD assistance. These ... housing for the elderly as well ... families. The approval of ... an as a Neighborhood Strat... Area (NSA) in October 1978 pre... opportunities for housing in ... The Chinatown-Leather ... NSA will be provided with ... housing subsidies for 155 ... rehabilitated housing. Federal ... are critically needed in ... an because of the high cost ...assembly, the housing short... the overcrowded conditions ... existing housing stock. The ... of overcrowding, 78% in ... is far in excess of any ...borhood in the City.

... of the housing stock is ...em with 72% of China... ...me considered deterio... ...apidated in 1969 compared

...mation from ...me Development ..., 1977.



The rehabilitated housing on Oxford Street and its proximity to commerical establishments is typical of the mixed land uses in Chinatown-South Cove.

to the citywide figure of 14%. Furthermore, 50%-70% of the existing units need extensive rehabilitation in excess of $1,000, according to a 1975 City survey. Even the new housing available in Tai Tung Village, Mass Pike Towers and the rehabilitated Chauncy Street apartments does not serve the needs of all the Chinese community. There is a great demand for all types of housing, specifically large family units (i.e. four, five or six bedroom units).

In trying to promote a mixed income neighborhood in Chinatown, it is apparent that there exists a need for quality housing. In the past, "upward mobility" has resulted in middle and upper income Chinese-Americans leaving Chinatown to seek the amenities offered in outlying areas. Besides the lack of open, green space, Chinatown suffers from its proximity to a blighted and controversial neighbor — the Combat Zone. Until this situation is addressed, it will be difficult to entice the "upwardly mobile" to remain in Chinatown. However, there are promising signs due to various proposals including a revitalized Theatre District and the Park Plaza development.

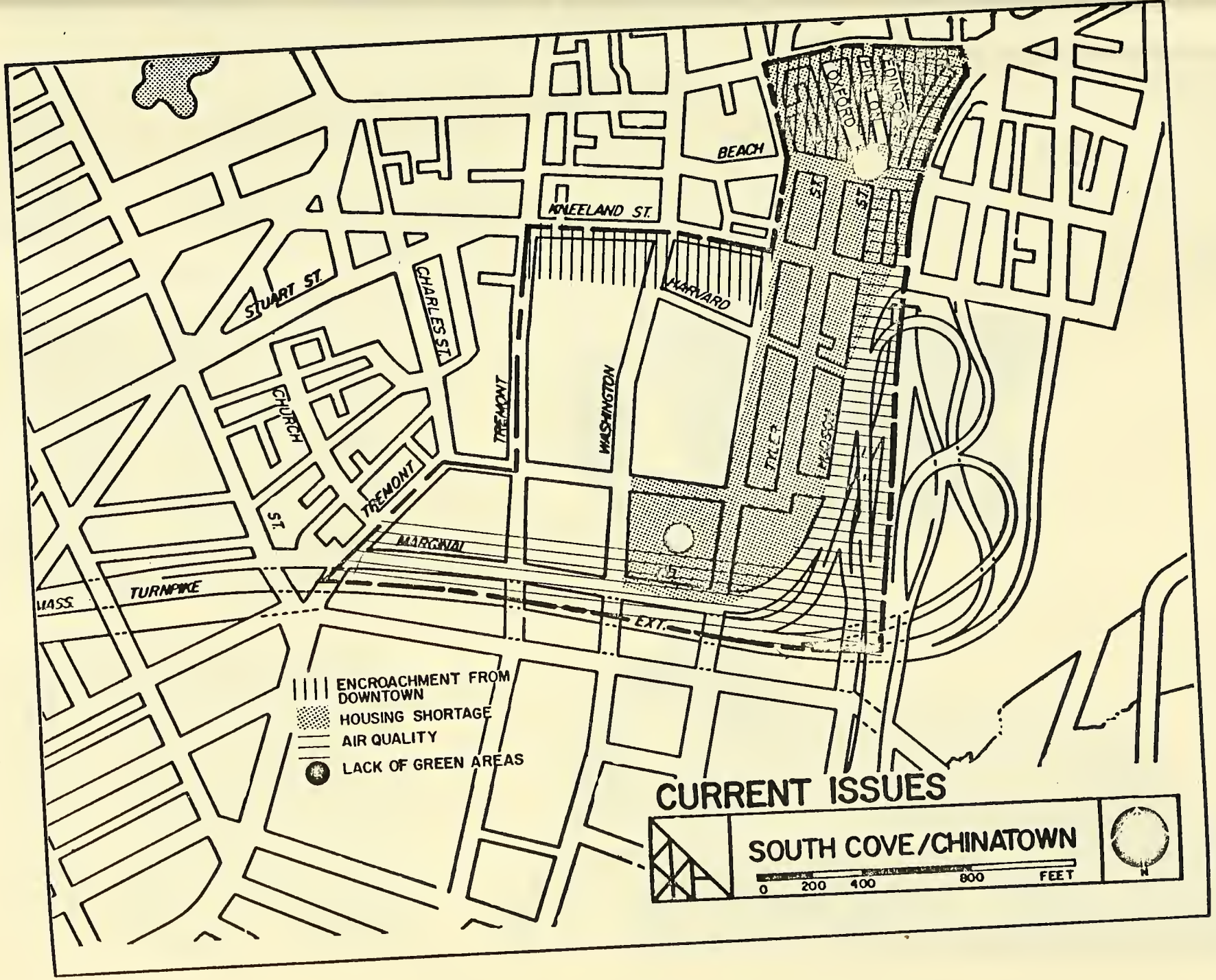
2. Commercial and Institutional Areas

The Chinatown-South Cove neighborhood is situated near the center of the downtown commercial and entertainment area. This central location has resulted in major real estate takings by the State, Massachusetts Turnpike Authority and Tufts-New England Medical Center, displacing many Chinese families and businesses.

This problem of a small land base is further complicated by private and institutional developments within the neighborhood and at its borders. This situation poses serious problems for the Chinatown-South Cove neighborhood. Recently, several buildings have been put on the market in the Combat Zone. There is some uncertainty about the future of that district and with buildings available for sale.

Housing	South Cove	Beach Street	District	City
Total Dwelling Units	584	250	834	232,856
Units Needing Rehab in excess of $1,000 (1975)	N/A	50-75%	N/A	67,102
Owner-occupied	N/A	48	N/A	27%

Statistics from 1970 Census unless otherwise noted.


BEACH
KNEELAND ST.
STUART ST.
CHARLES ST.
HARVARD
TREMONT
WASHINGTON
CHURCH
ST.
TREMONT
MASS.
TURNPIKE
EXT.
ENCROACHMENT FROM DOWNTOWN
HOUSING SHORTAGE
AIR QUALITY
LACK OF GREEN AREAS
CURRENT ISSUES
SOUTH COVE/CHINATOWN
0 200 400 800 FEET
N

:re is the possibility of some major levelopment in that area. Such re-velopment might extend beyond the :sent entertainment district bound-es. The Park Plaza development d the Jordan Marsh-Lafayette ıce development, as well as devel-ment plans currently under discus-n for the Theatre District and fts-New England complex may en-ırage land speculation in the sur-ınding areas including the garment trict. As a result, land in China-vn-South Cove may become too uable for residential use at least at present rent levels. The decline of garment industry and the high es on this property are a further ssure for redevelopment in the a.

e proximity of Chinatown to the nbat zone discourages tourists and ston residents from patronizing the aurants and stores in Chinatown. s also a concern for families with ldren residing in the area. Better et lighting and the BRA's plan to italize Lower Washington Street in junction with Theatre District im-vements will have positive effects Chinatown such as bringing more estrians into the area and expand-Chinatown as a whole. Such im-vements will also enhance the resi-tial environment in the Beach et area.

wever, the physical appearance of Beach Street area remains a deter-t to tourists. In the past, large ms have been set out on Beach et to hold trash. This measure has ılted in a temporary improvement, a more substantial trash disposal em has to be implemented. Debris remains in the gutters and for of alternative space, restau-teurs leave bags and crates of gar-e on the sidewalk to await collec-ı. Street sweeping and a compac-system would eliminate these ıal and health problems and clear already narrow sidewalks for estrian use.

Economic Conditions — employment

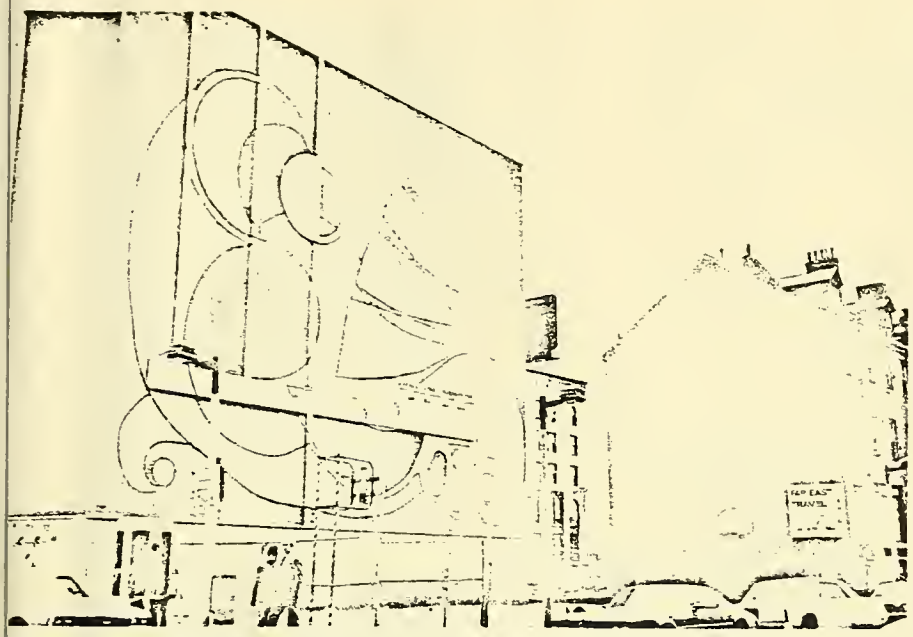
ny residents of the Chinatown-th Cove community are caught in lf-perpetuating cycle of limited opportunity because of the lan-

The Southeast Expressway, as seen from Beach Street, is a highly visible and influential force on Chinatown.

guage barrier. It is estimated that 60%-80% of the Chinese population do not speak English. Some of the immigrants arriving are underemployed because of their inability to speak English. They are limited to entry level positions with long hours at minimal pay even though their education and training qualifies them for better jobs. The long working day makes participation in language classes difficult, so upward mobility is precluded.

The restaurant industry is the major employer of men in the Chinese community with 42% of the entire labor force working as waiters, cooks, and general help. However, the restaurant industry is rapidly reaching the saturation point, and soon entry level restaurant positions will no longer be available for immigrants. In addition, the number of restaurants is not increasing in correspondence to the increase of immigrants. A second area of male employment had been in laundries, but this is a declining industry and it, too, offers little upward mobility. Women in the Chinese community are employed primarily as stitchers in the garment industry. This is a declining industry in Boston and cannot be relied upon to retain current employees and absorb new immigrants.

There is a need for diversification in job opportunities for residents of Chinatown-South Cove. Because of



City mural overlooks the only open space area in the Beach Street retail core.

arge percentage that do not speak ish, ESL and other language pro- is are essential. Other necessary ponents in a program addressing nployment should be job training placement, and personal and tional counseling.

ommunity Facilities and Public rovement Needs

ting Open Space

n, green space areas are the most eable amenities missing from the atown-South Cove neighbor- l. The only open space developed ecreational use is Pagoda Park last summer it housed all the vol- all and basketball activities for ommunity. Pagoda Park is sepa- l from the community by the heast Expressway which makes ss to it dangerous and awkward air quality in the area hazardous. new $600,000 Elliot Norton Park the edge of the South Cove and cessible to residents of Mass Pike ers, but this does not serve the of the Chinatown-South Cove ılation.

need for a passive recreation area g Beach Street is apparent from umber of people in the Chinese munity who meet on the crowded walks for conversation. In addi- , a linear park that acts as a land- ed buffer between the Turnpike and abutting neighborhood is also needed.

Public Improvement Needs

Public improvements in the area, under the 1978 program, were concentrated on three streets. Harvard Street received sidewalk, lights and street improvements at a cost of $20,000. Harrison Avenue improvements consisted of water lines and underground wiring for $124,000. Hudson Street received sewers, street reconstruction, police and fire alarms, water lines and trees at a cost of $379,000.

The above-mentioned activities are under the Urban Renewal Program and are confined to the South Cove area. However, within Chinatown additional street improvements are necessary. On Edinboro, Oxford and Hudson Streets, new sidewalks are needed to facilitate better pedestrian access. Also, street lights on Edinboro and Oxford Streets would make the area safer for pedestrians and residents at night. Needed improvements on Beach Street include skimcoating, trees and repair and widening of sidewalks. As Chinatown's main thoroughfare, Beach Street is presently congested with traffic. Narrowing the entrance to Beach Street would discourage through traffic and help in alleviating this problem.

5. Transportation and Parking

Public transportation in the Chinatown-South Cove area is satisfactory. The area is presently served by the Orange Line at the Dover and Essex Street Stations and buses to points within downtown Boston and the outlying suburbs. The proposed route of the relocated Orange Line will have a positive impact on the Chinatown-South Cove neighborhood. A new South Cove Station will be located beneath the Tufts-New England Medical Center, with an entrance at Washington Street between the Medical Center and Don Bosco High School, making the transit line more convenient to the majority of Chinatown-South Cove residents.

Work has been started on the South Cove Tunnel Extension which is part of the Orange Line relocation project. The South Cove Tunnel itself is complete, going from a point just north of Kneeland Street to the intersection of Shawmut Avenue and Marginal Road. The Tunnel Extension Project will extend the tunnel under Marginal Road, the Mass Turnpike, two Boston and Albany railroad tracks, and the Tremont-Arlington Street Bridge. The tunnel will surface along the railroad tracks adjacent to the Turnpike. The cost of this work is estimated to be $42,000,000. Once the relocated Orange Line is completed in four to five years, the elevated tracks along Washington Street will be demolished, eliminating a major source of noise and visual blight.

Although public transportation is adequate, many visitors to Chinatown arrive by private automobile. Lack of parking in Chinatown is a major problem for those patronizing the restaurants and stores, further complicated by the mixed land use in the area. As a result, double parking occurs which adds to the congestion caused by narrow streets and high volume of through traffic. With the increased traffic that will be generated by the Lafayette Place, Park Plaza and T-NEMC developments, studies will have to be done regarding alternative parking and traffic patterns in the Beach Street retail core.

6. Human Service

A number of human services exist in the Chinatown-South Cove neighbor-

hood. For example, the YMCA and the Quincy Community School provide a variety of activities including athletics, English classes, day care, vocational and personal counseling and health care. The agencies are unique in that they not only serve the immediate residential population, but a larger target population of Asians throughout the New England region. With the increased flow of immigrants from Hong Kong, Taiwan and most recently, Southeast Asia, the bilingual personnel in the various agencies provide an important link between the monolingual immigrant and the network of available community services.

Permanent facilities for some of these agencies continue to be a problem. Under original urban renewal plans, some buildings now housing community organizations are scheduled for demolition. It will be necessary to relocate the different organizations into a nearby structure. As a result, one such agency, the YMCA, located on 48-58 Tyler Street, is conducting a feasibility study for possible permanent facilities on the site of the Pine Street Inn.

An area of significant concern to the Chinatown-South Cove community is access to adequate health care. Chinatown-South Cove health statistics have shown higher-than-normal infant mortality and tuberculosis rates. In addition, unlike other Asian communities, there are only a few private sector health care providers, mostly dentists practicing in Chinatown-South Cove. The area has been designated both a Medically Underserved Area (MUA) and a Health Manpower Shortage Area (HMSA).

The South Cove Community Health Center has provided bilingual/bicultural primary health and mental health care to the Chinatown-South Cove area since 1972. The Health Center is an independent, non-profit clinic. Since 1974, the Health Center has shared health care responsibilities for the Chinatown-South Cove area with Tufts-New England Medical Center. The Health Center's success can be attributed to three factors: (1) extensive community planning for the clinic's location, design and range of service; (2) its community board and bilingual/bicultural staff; and (3) the growing success of the Quincy School complex as an integrated human services location.

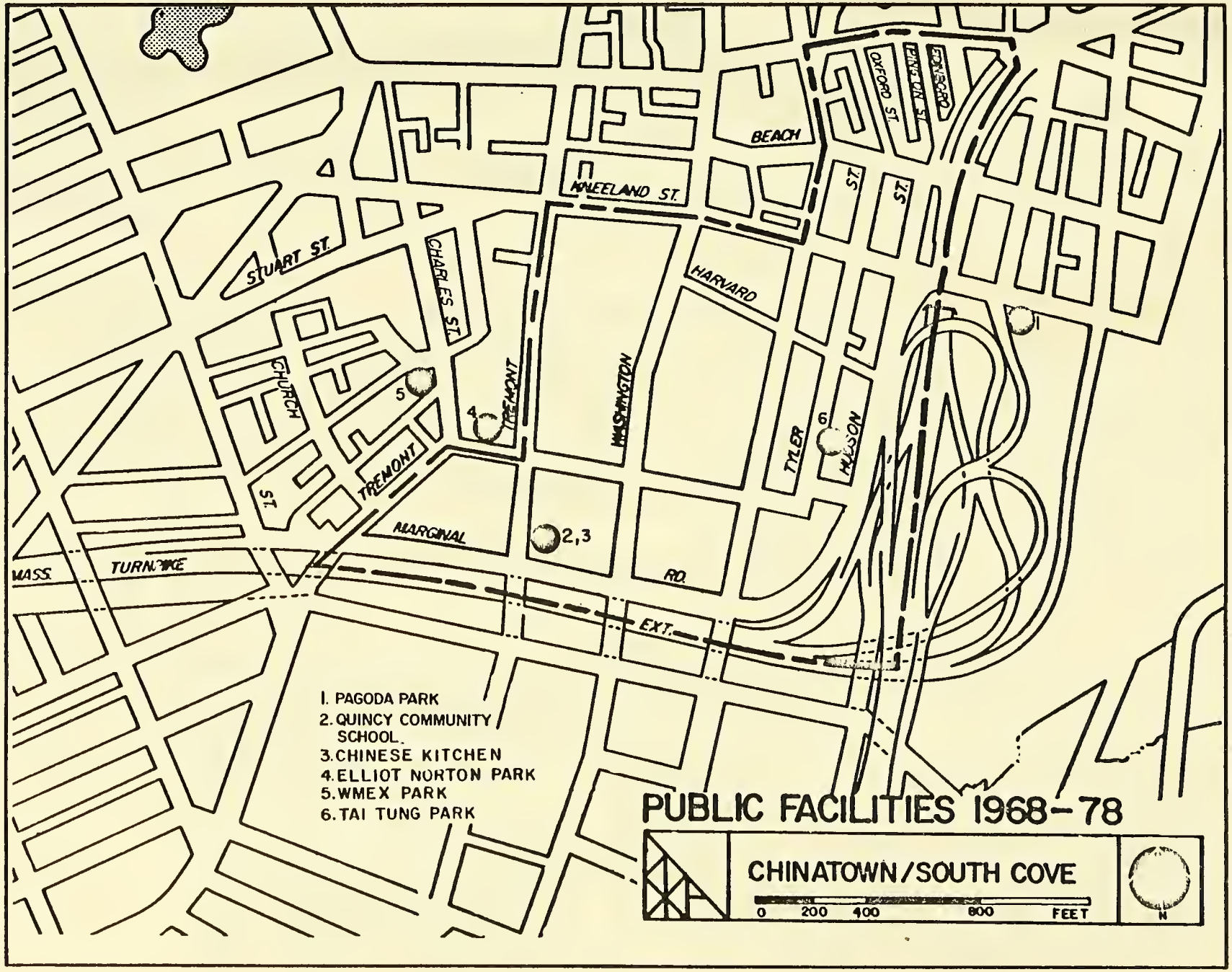
The Quincy Elementary Community School also houses a community health center and the community council headquarters. Quincy Towers, in the background, houses the Golden Age Center.

However, after seven years, the Health Center's users, most of whom come from Chinatown-South Cove area, continue to be working poor people who earn too much to qualify for public assistance and who work in jobs with little or no health care insurance. The New England Medical Center has developed its cooperative efforts with the Health Center since its 1974 agreement. It should be encouraged to continue to do so. In addition, Tufts University, through its downtown Medical and Nutrition Schools should be encouraged to develop cooperative efforts with the Health Center and other community agencies, to expand job and educational opportunities for Chinatown-South Cove residents and to plan future growth and development with the community into which it is expanding.

In a small area such as Chinatown-South Cove, more inter-agency cooperation is needed to prevent duplication of services and to provide the best possible product. The formation of the Chinatown Council of Community Services is a step in this direction. Organized in 1978 and composed of six agencies serving Chinatown-South Cove, the Council seeks to: (1) coordinate and integrate programs and activities; (2) serve as an open forum for community input and discussion; (3) advocate for increased and improved services to the community; and (4) respond to external and internal development pressures. At present, the members of the Council are the directors of the following agencies: Chinatown-South Cove YMCA, Boston Chinese: Youth Essential Services, Chinese-Amercian Civic Association, Greater South Cove Golden Age Center, South Cove Community Health Center and Quincy School Community Council. The Chinese Economic Development Council also participates in weekly meetings.

B. PAST MAJOR PUBLIC AND PRIVATE INVESTMENT (1968-1977)

Capital expenditures in Chinatown-South Cove have been modest in the past nine years and have been concentrated within the BRA Urban Renewal area. Most project improvements, however, have been in the Bay Village section of the project and the improvements in the South Cove area


BEACH
OXFORD ST.
PERKINS ST.
EDISON RD.
KNEELAND ST.
STUART ST.
CHARLES ST.
HARVARD
CHURCH
ST.
TREMONT
WASHINGTON
TYLER
ALLISON
MARGINAL
RD.
MASS. TURNPIKE
EXT.
1. PAGODA PARK
2. QUINCY COMMUNITY SCHOOL
3. CHINESE KITCHEN
4. ELLIOT NORTON PARK
5. WMEX PARK
6. TAI TUNG PARK
PUBLIC FACILITIES 1968-78
CHINATOWN/SOUTH COVE
0 200 400 800 FEET
N

still incomplete. Project expendi-es for the Bay Village section can- be broken out so that only totals available. A total of approxi-tely $3.1 million has been ex-nded in connection with the project to 1977.

eet light improvements have ently been completed on Johnny urt, Maple Place, Tai Tung Street d Harrison Avenue below Kneeland eet. Underground systems and par-l poles and lights are installed on arginal Street. Lighting improve-nts on Oak Street have yet to be mpleted.

he Urban Renewal Program has en responsible for the construction three housing developments in the inatown-South Cove neighbor-od. The Mass Pike Towers and Tai ung Village are family units and the uincy Towers are elderly housing.

ublic funds have been allocated to sist in the development of addi-onal private housing development. he Chinatown CEDC has utilized ommunity Development Block rants to undertake extensive engi-eering and economic studies to de-rmine the feasibility of converting arehouse space in Chinatown and he Leather District to residential nd/or commercial uses. These tudies have been utilized in the de-elopment of the Chinatown and eather District Neighborhood Strat-gy Area (NSA) proposal.

Also, Pagoda Park and the Quincy Community School were built under the renewal program to provide nec-essary active recreation space, educa-tional and service facilities for the Chinatown neighborhood. The Chi-nese kitchen in the Quincy School was completed in 1977 with supple-mentary funds for its construction coming from 1976 CD funds.

Human Services

The Greater South Cove Golden Age Center utilized 1977 City CD funds to provide essential services in areas such as nutrition counselling, trans-portation and recreation to elderly citizens in the Chinese community. This agency is particularly important to the community because language problems often prevent the elderly residents of Chinatown-South Cove from participating in traditional City of Boston programs for the elderly.

The City's 1977 CD grant to the Quincy Community Council, Inc. es-tablished a pre-school extended kin-dergarten. This program supplements the regular kindergarten program and offers educational, recreational and social services particularly to im-migrant children. It provides an en-riched day care experience for chil-dren whose parents are both em-ployed during the day.

C. 1978 PUBLIC INVESTMENT PROGRAM

The major objectives of the 1978-79 Public Investment Program are to: (1) increase the housing stock; (2) con-tinue public improvements to rein-force the commercial and residential areas; (3) expand special community programs; and (4) promote neighbor-hood security and confidence.

The following activities were funded in 1978:

1. **Housing**

Option money for purchase of mercantile buildings for residential conversion	$ 50,000

2. **Public Improvements**

Harvard Street — street improvements, sidewalks and lights	20,000
Hudson Street — sewers, street reconstruction, police and fire alarms, water lines, trees	379,000
Harrison Avenue — water lines, underground wiring	124,000

3. **Human Services**

Golden Age Center	15,000
Quincy School extended day care	20,000
Quincy School adult language program	7,000
Holy Trinity language program	15,000
4. **Commercial/Residential Security Patrol**	25,000
Total Neighborhood Improvement Program	**$657,000**

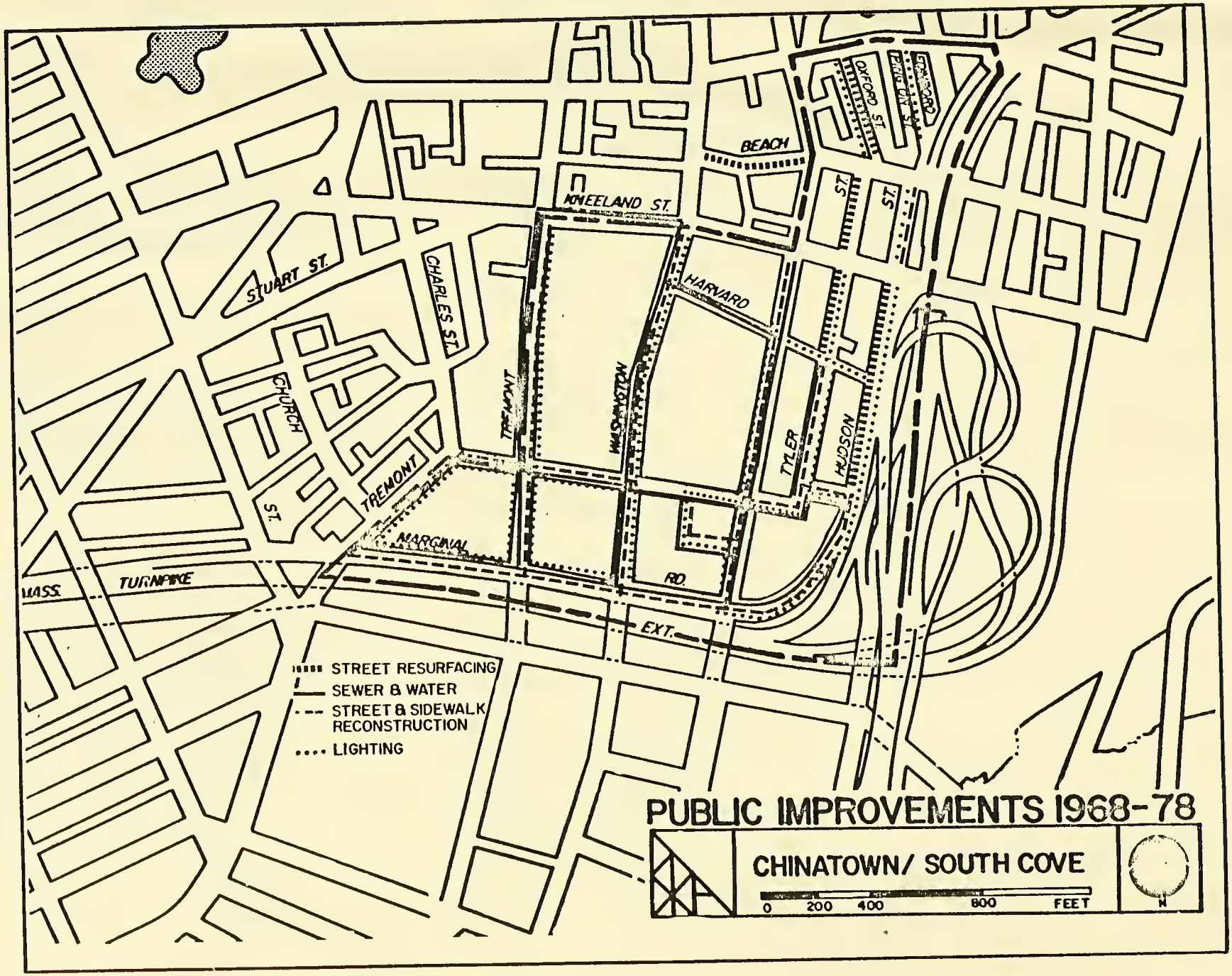
D. STATUS OF SOUTH COVE URBAN RENEWAL PROJECT

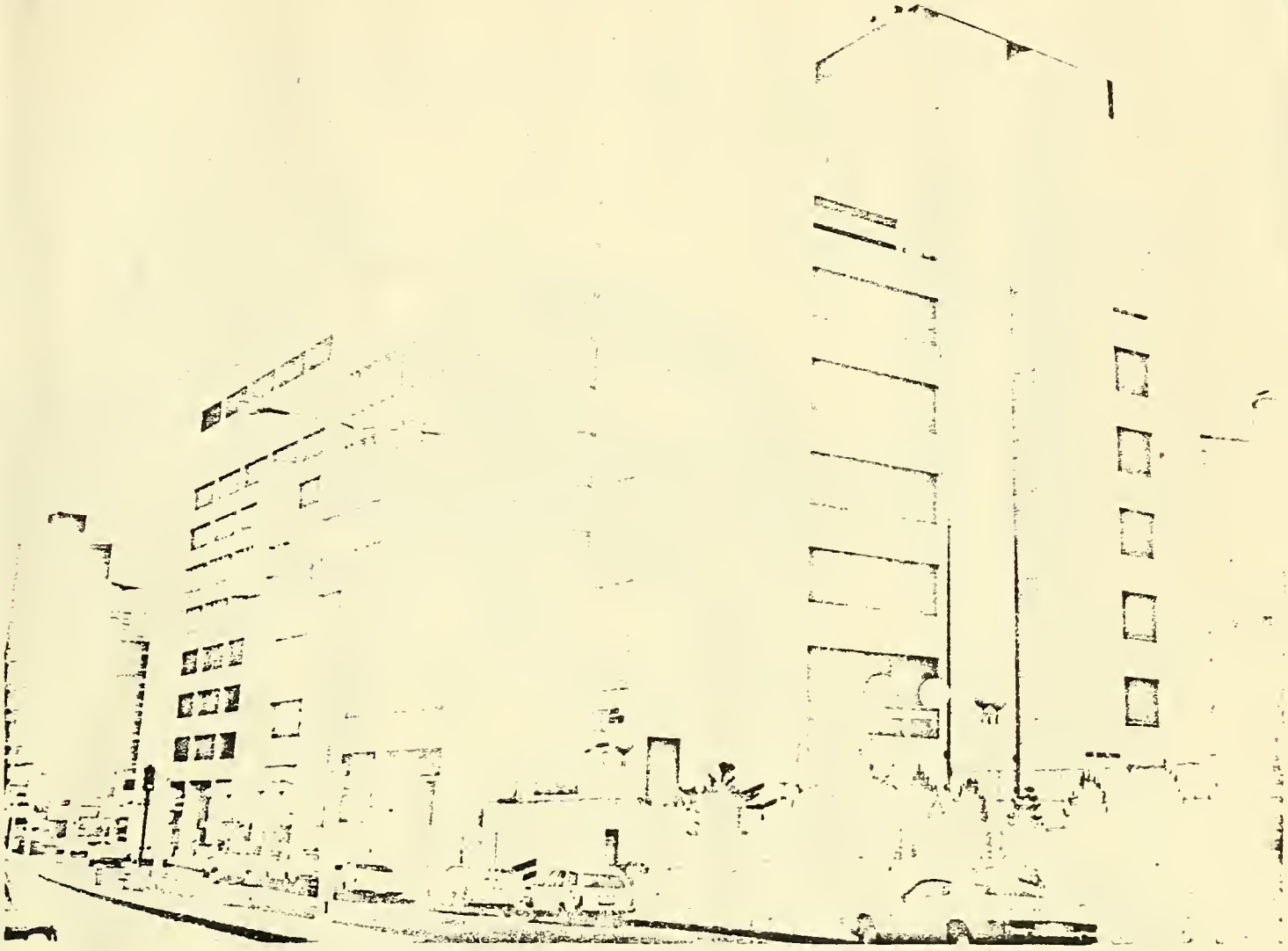
In 1965, the South Cove Urban Renewal Project was initiated to: (1) provide for the orderly expansion of the Tufts-New England Medical Cen-ter; (2) further the vitality of the En-tertainment District; and (3) preserve and expand the two residential neigh-borhoods, Bay Village and the Chi-nese community. The basic goal of the urban renewal action was to elimi-nate severe conditions of blight, de-terioration, obsolescence, traffic con-gestion, and incompatible land uses in order to facilitate sound development.

Implementation of the Urban Renew-al Plan is nearly complete and an evaluation of the status of the planned activities has been prepared. Uncompleted activities include the ac-quisition of about 13 parcels, demoli-tion of eight buildings, relocation of 13 businesses and 12 households, dis-position of 17 parcels, project im-provements (street reconstruction, sewers, lights, drainage and water services), construction of certain public facilities, parks and play-grounds, and approximately 10% of the project's residential rehabilitation activity.

A total of about 17 parcels originally scheduled for acquisition have not yet been acquired. The majority of the parcels have been deleted from the acquisition plan by the BRA as they are no longer needed for development or will be rehabilitated and developed by the present owners. Three small parcels will be acquired from the MBTA following relocation of Orange Line to complete a parcel which may be used for active recrea-tion and/or housing. Six other parcels are proposed to be acquired by the developers of the parcels.

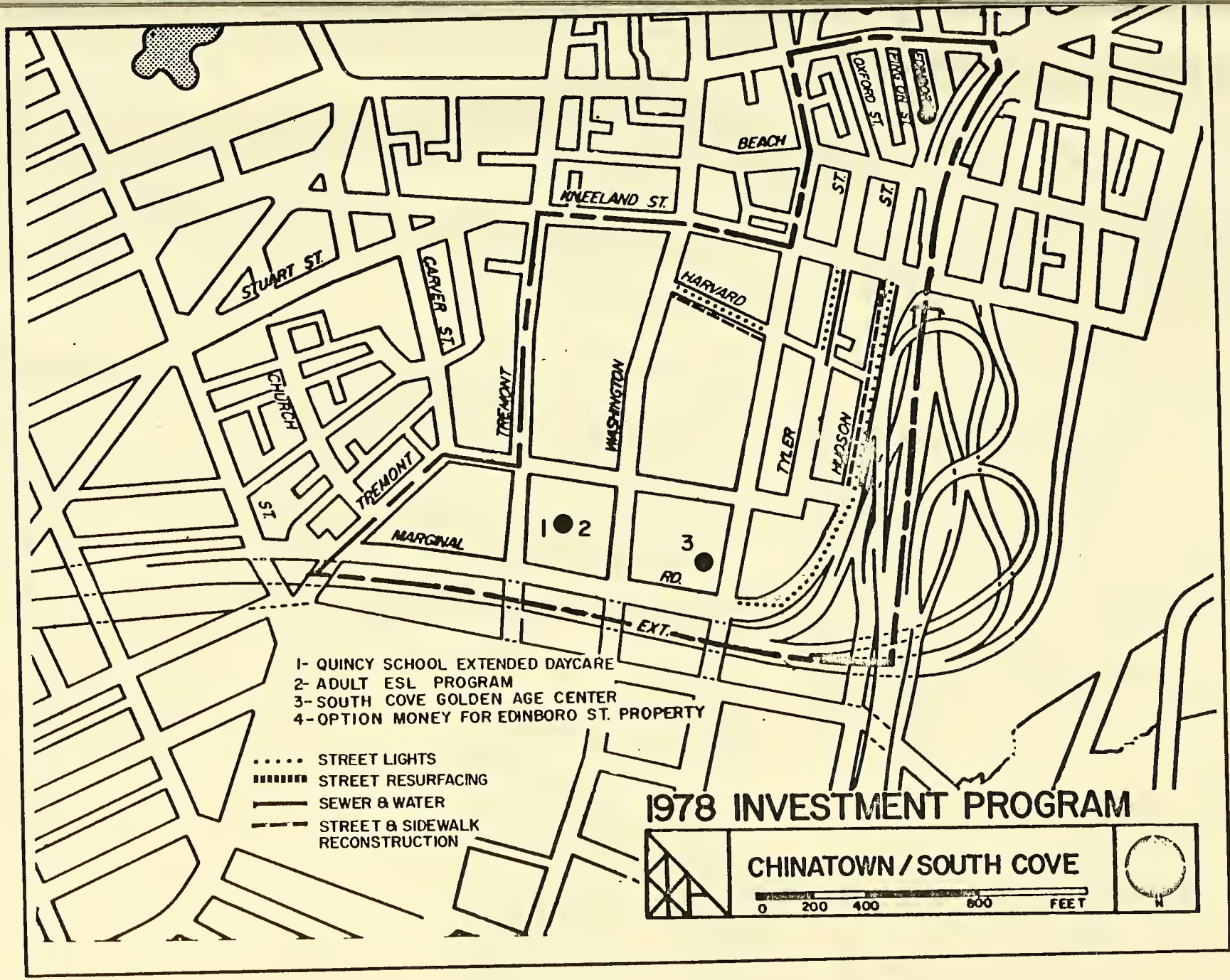
The following is a list of parcels that were not acquired, current use and proposed reuse (see map for location):


BEACH
KNEELAND ST.
STUART ST.
CHARLES ST.
HARVARD
TREMONT
WASHINGTON
TYLER
HUDSON
CHURCH
ST.
TREMONT
MARGINAL
RD.
MASS
TURNPIKE
EXT.
STREET RESURFACING
SEWER & WATER
STREET & SIDEWALK RECONSTRUCTION
LIGHTING
PUBLIC IMPROVEMENTS 1968-78
CHINATOWN/ SOUTH COVE
0
200
400
800
FEET
N



Tufts-New England Medical Center Hospital and the adjoining Dental School were built during the Urban Renewal Program.

Disposition Parcel	Current Use	Proposed Reuse	Comments
C-4	Parking	Commercial	To be acquired if necessary by developer
C-4	Parking	Commercial	To be acquired if necessary by developer
C-4	Parking	Commercial	To be acquired if necessary by developer
C-4	Parking	Commercial	To be acquired if necessary by developer
C-9	Parking	Housing	Owner will retain for yard space.
C-9	Texaco Station	Commercial	Will be acquired if necessary for street widening
P-2a	Residential	Institutional	Will be rehabilitated by owners.
P-1	Vacant	Semi-public	Old Quincy School, to be developed by CCBA.
R-3a	MBTA easement	Housing	Awaits construction of new Orange Line.
R-3a	easement	Housing/Rec.	Awaits construction of new Orange Line.
R-3a	easement	Housing/Rec.	Awaits construction of new Orange Line.
R-3	Residential	Housing/Rec.	To be rehabilitated by purchaser.
R-3	Residential	Housing/Rec.	To be rehabilitated by purchaser.


BEACH
KNEELAND ST.
OXFORD ST.
KINGSTON ST.
EDINBORO ST.
STUART ST.
CARVER ST.
HARVARD
TREMONT
WASHINGTON
TYLER
HUDSON
CHURCH ST.
TREMONT
MARGINAL
RD.
EXT.
1 2
3
1- QUINCY SCHOOL EXTENDED DAYCARE
2- ADULT ESL PROGRAM
3- SOUTH COVE GOLDEN AGE CENTER
4- OPTION MONEY FOR EDINBORO ST. PROPERTY
STREET LIGHTS
STREET RESURFACING
SEWER & WATER
STREET & SIDEWALK RECONSTRUCTION
1978 INVESTMENT PROGRAM
CHINATOWN / SOUTH COVE
0 200 400 600 FEET
N

the 11 remaining buildings originslated for demolition, eight are scheduled for demolition. Five of se will be demolished this year and remaining when necessary with n-available funding resources. The naining three parcels will be sold rehabilitation and there are prie developers interested in rehabilting these buildings.

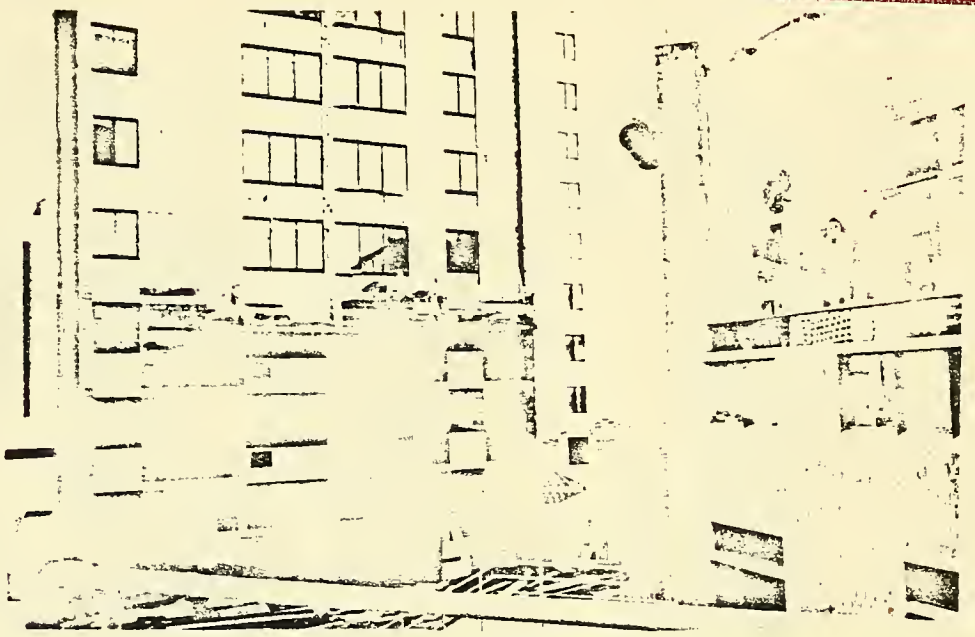
e relocation of 13 businesses and households will be carried out unr escrowed project funds. Those recated will receive payment for eligie expenses and will thus complete e relocation activity within the outh Cove area.

isposition of about 17 parcels has ot been completed. Construction has een completed on three of these parels (Tai Tung sitting area and Elliot lorton Park and the Quincy School) nd these are awaiting conveyance to ne City. Another three parcels have een tentatively designated for develpment by the BRA pending submision of final plans. Some of the parcels to be disposed are vacant lots vith potential to be blighting influences on the neighborhood. To minimize or prevent this occurrence, property maintenance funds should be allocated from the City's community development budget and from property disposition. The remaining parcels will continue to be offered for development by the BRA.

The following is a list of the disposition parcels and the proposed reuse (see map for location):

R-1	Residential
R-3	Residential
R-3A	Residential
R-7	Residential
*C-1	Elderly Housing
C-2	Commercial
C-8	Commercial/residential
P-2	Institutional
P-3	Elderly housing
P-3A	Institutional
P-4	Housing/institutional
P-4A	Institutional
P-4B	Institutional
P-7A&B	Institutional
P-7C	Institutional
P-12A&B	Institutional
P-14	Elliot Norton Park, completed

*Tentative designation voted by BRA



Construction of the Quincy Community School was completed in 1976 and one year later, the adjoining Quincy Tower Complex was finished.

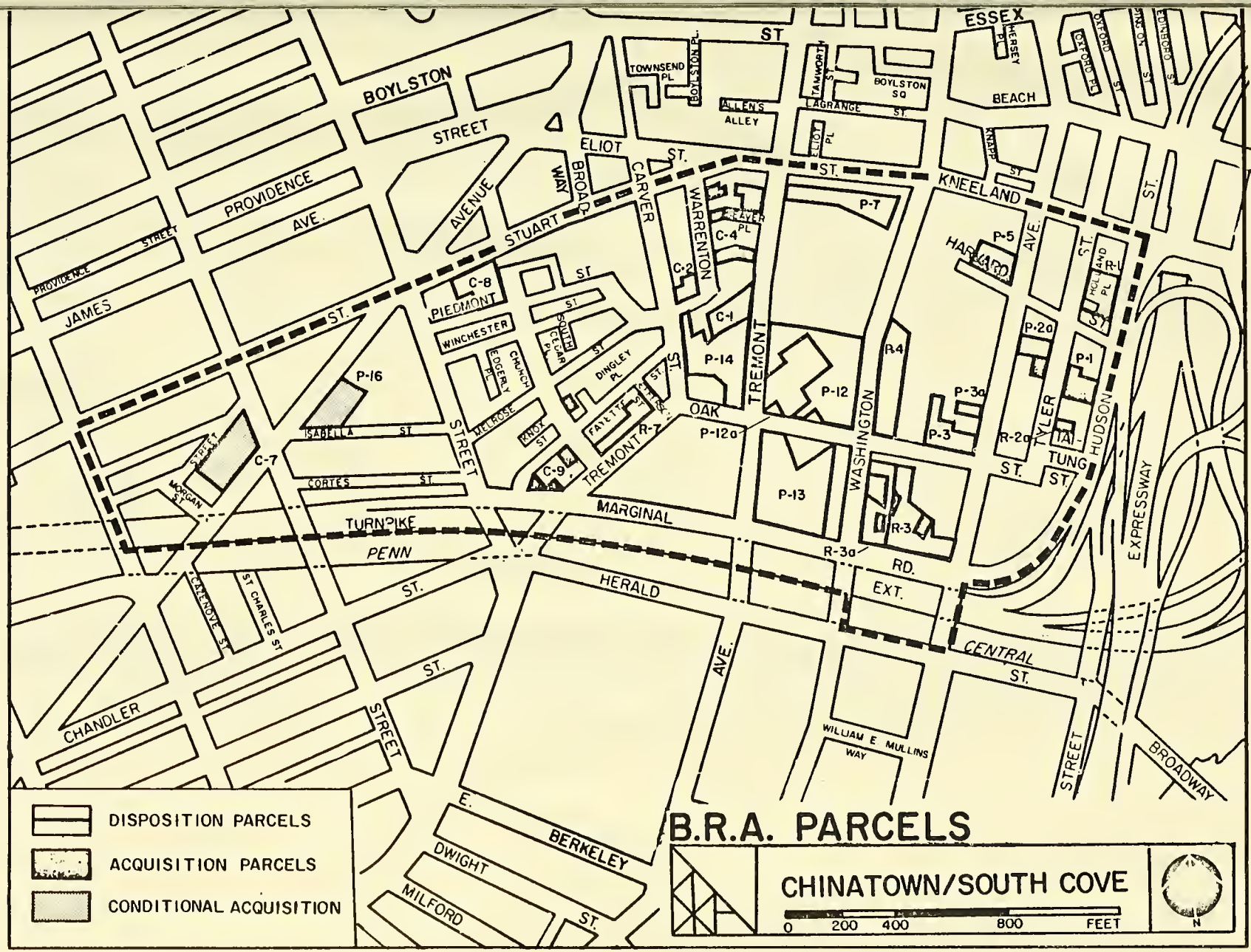
Approximately 84% of the originally proposed street, lighting, water and sewer work has been completed. The BRA will continue the approved project improvements with available funding resources including Community Development Block Grants, Urgent Needs funds+ and appropriations from the City's Capital Improvement Budget.

The Urban Renewal Plan called for construction of public institutional facilities, most of which are completed or underway. In addition, two Parks not proposed in the original Urban Renewal Plan were constructed, the Tai Tung and WMEX Parks. The playground originally planned adjacent to the Quincy School was never constructed. Instead, the area was incorporated into the Quincy School facility and a play area was built on the roof.

Almost 90% of the designated housing rehabilitation is completed. The remaining 10% will be renovated by the BRA utilizing Section 312 loans and other funding sources, as available.

In summary, most of the proposed urban renewal activities have been completed in the South Cove area. The completion of the remaining projects will utilize Urgent Needs and Community Development Block Grant funds. The following is a list of capital improvements and their cost:

+ Federal funds allocated to the City of Boston to be used only in urban renewal areas.


B.R.A. PARCELS
CHINATOWN/SOUTH COVE
0 200 400 800 FEET
N
DISPOSITION PARCELS
ACQUISITION PARCELS
CONDITIONAL ACQUISITION
BOYLSTON STREET
PROVIDENCE AVE.
PROVIDENCE STREET
JAMES ST.
STUART ST.
ELIOT ST.
BROADWAY
AVENUE
CARVER ST.
WARRENTON ST.
KNEELAND ST.
ESSEX ST.
BEACH ST.
TOWNSEND PL.
BOLYSTON PL.
ALLEN'S ALLEY
TAMWORTH ST.
BOYLSTON SQ.
LAGRANGE ST.
ELIOT PL.
KNAPP ST.
HERSEY PL.
OXFORD PL.
OXFORD ST.
EDINBORO ST.
HOLLAND PL.
HARVARD AVE.
C-8
PIEDMONT
WINCHESTER
SOUTH CLOAR PL.
DINGLEY PL.
EDGERLY PL.
CHURCH ST.
C-4
C-2
C-1
P-7
P-5
P-20
P-1
P-14
P-16
P-12
P-12a
P-3a
P-3
R-4
R-2a
R-3
R-3a
R-7
TREMONT ST.
OAK ST.
WASHINGTON ST.
TYLER ST.
HUDSON ST.
TUNG ST.
ISABELLA ST.
CORTES ST.
MELROSE ST.
KNOX ST.
FAYETTE ST.
C-7
C-9
MORGAN ST.
TURNPIKE
PENN
MARGINAL
RD.
HERALD ST.
EXT.
CENTRAL ST.
EXPRESSWAY
CLARENDON ST.
ST. CHARLES ST.
CHANDLER ST.
AVE.
WILLIAM E. MULLINS WAY
E. BERKELEY
DWIGHT ST.
MILFORD ST.

INCOMPLETED BUT APPROVED CAPITAL IMPROVEMENTS FOR THE SOUTH COVE URBAN RENEWAL AREA

STREET IMPROVEMENTS		
Harvard Street (Hudson to Msgr. Shea)		$ 38,170
Stuart Street (Washington to Clarendon)		387,520
Msgr. Shea Road (Kneeland to Harvard)		12,210
Kneeland Street (Washington to Hudson)		144,000
Arlington Street (Stuart to Marginal)		24,020
Berkeley Street (Stuart to Mass Pike)		37,550
Columbus Avenue (Stuart to Mass Pike)		78,850
Cortez Street (Arlington to Berkeley)		96,250
Oak Street (Washington to Harrison)		72,190
Marginal Road (Tremont to Arlington)		86,090
Church Street (Fayette to Tremont)		21,370
Jefferson Street (Fayette to Tremont)		10,490
Washington Street (Stuart to Marginal)		46,000
	SUBTOTAL	$1,054,710
LIGHTING		
Stuart Street (Washington to Clarendon)		$ 127,070
Kneeland Street (Washington to Hudson)		14,400
Arlington Street (Stuart to Marginal)		49,660
Berkeley Street (Stuart to Mass Pike)		46,270
Columbus Avenue (Stuart to Mass Pike)		72,270
Cortez Street (Arlington to Berkeley)		37,900
Oak Street (Washington to Harrison)		37,160
Marginal Road (Tremont to Arlington)		8,560
Clarendon Street (Stuart to Mass Pike)		10,760
	SUBTOTAL	$404,050
WATER LINES		
Stuart Street (Washington to Clarendon)		$ 54,970
Kneeland Street (Washington to Hudson)		148,070
Arlington Street (Stuart to Marginal)		164,590
Berkeley Street (Stuart to Mass Pike)		35,990
Marginal Road (Tremont to Arlington)		36,010
Church Street (Fayette to Tremont)		3,780
Warrenton Street (Stuart to Warrenton Pl.)		54,970
Charles Street South (Stuart to Tremont)		36,060
Fayette Street (Charles South to Marginal)		37,220
Melrose Street (Arlington to Broadway)		23,260
Piedmont Street (Arlington to Broadway)		3,060
Winchester Street (Arlington to Broadway)		3,930
	SUBTOTAL	$601,910
SEWER LINES		
Hudson Street (Tai Tung to Kneeland)		$ 269,270
Kneeland Street (Washington to Hudson)		2,225,560
Arlington Street (Stuart to Marginal)		193,180
Cortez Street (Arlington to Berkeley)		68,040
Oak Street (Washington to Harrison)		75,470
Washington Street (Scheme #1)		260,000
Washington Street (Scheme #2)		506,000
	SUBTOTAL	**$3,597,520**
COST TO COMPLETE URBAN RENEWAL CAPITAL IMPROVEMENTS IN CHINATOWN-SOUTH COVE		**$3,045,340**
TOTAL COST TO COMPLETE URBAN RENEWAL CAPITAL IMPROVEMENTS		**$5,658,190**

Denotes streets in Chinatown-South Cove, but outside of Bay Village.

Proposed Comprehen- Neighborhood Revital- ion Strategy

OUSING DEVELOPMENT TEGY

erious lack of adequate housing inatown-South Cove is a major em which needs to be addressed diately. Institutional and com- al expansion from Tufts-New nd Medical Center and Lafay- lace increase the possibility of ting land prices from specula- endangering the integrity of atown-South Cove as a cohesive, ntial neighborhood.

ecent approval of Chinatown he Leather District as a Neigh- od Strategy Area (NSA) will possible the development of ng in the Chinatown commercial ct for low and moderate income ies. The NSA proposal provides nits of Section 8 subsidized ng in the form of 1, 2, 3 and 4 om units. The Chinese Eco- c Development Council (CEDC) ct as developer-builder for some ese units. The proposals are cur- y being readied for submission approval. However, prior to the l rehabilitation of housing, it e necessary to secure funds for elocation of some businesses ed within the existing buildings.

variety of uses within buildings d in Chinatown should be ex- ed into the Leather District with mercial space on the ground , manufacturing on the second and residential above. In the her District, residential use ld not be confined to artists e. The owner of a commercial prise on the ground floor might with his family on the upper rs.

elderly congregate housing facility be developed on Essex Street by South Cove Golden Age Center. D Section 202 funding is being zed for the rehabilitation of a ding to accommodate approxi- ely 26 units. This is an important sing development as it addresses problem of older Chinese resi- s who are not totally independent yet do not need a nursing home environment. This facility will also begin to expand Chinatown toward the Combat Zone. Preliminary plans are being prepared with construction scheduled to commence in the summer of 1979.

Another elderly housing development near the Chinatown-South Cove area has been tentatively approved on the Urban Renewal Parcel C-8, bounded by Stuart, Church and Piedmont Streets. The developer, Stanley Chen, plans to construct a 140-unit elderly housing facility. It is estimated that 80-90% will be Chinese occupants. However, the facility is not conveniently located within walking distance to Chinatown's shopping and social area and a special effort must be made so that it will effectively serve the elderly Chinese population. A second elderly housing facility, also by Stanley Chen, will be on Parcel C-1 located next to the Bradford Hotel and Elliot Norton Park. This development will have approximately 80-90 units.

The housing problems of Chinatown-South Cove require a special strategy which reflects the unique nature of this community in relation to the downtown core. It is a community with an average income considerably below that of the City as a whole, yet it is located in a central area with substantial development potential.

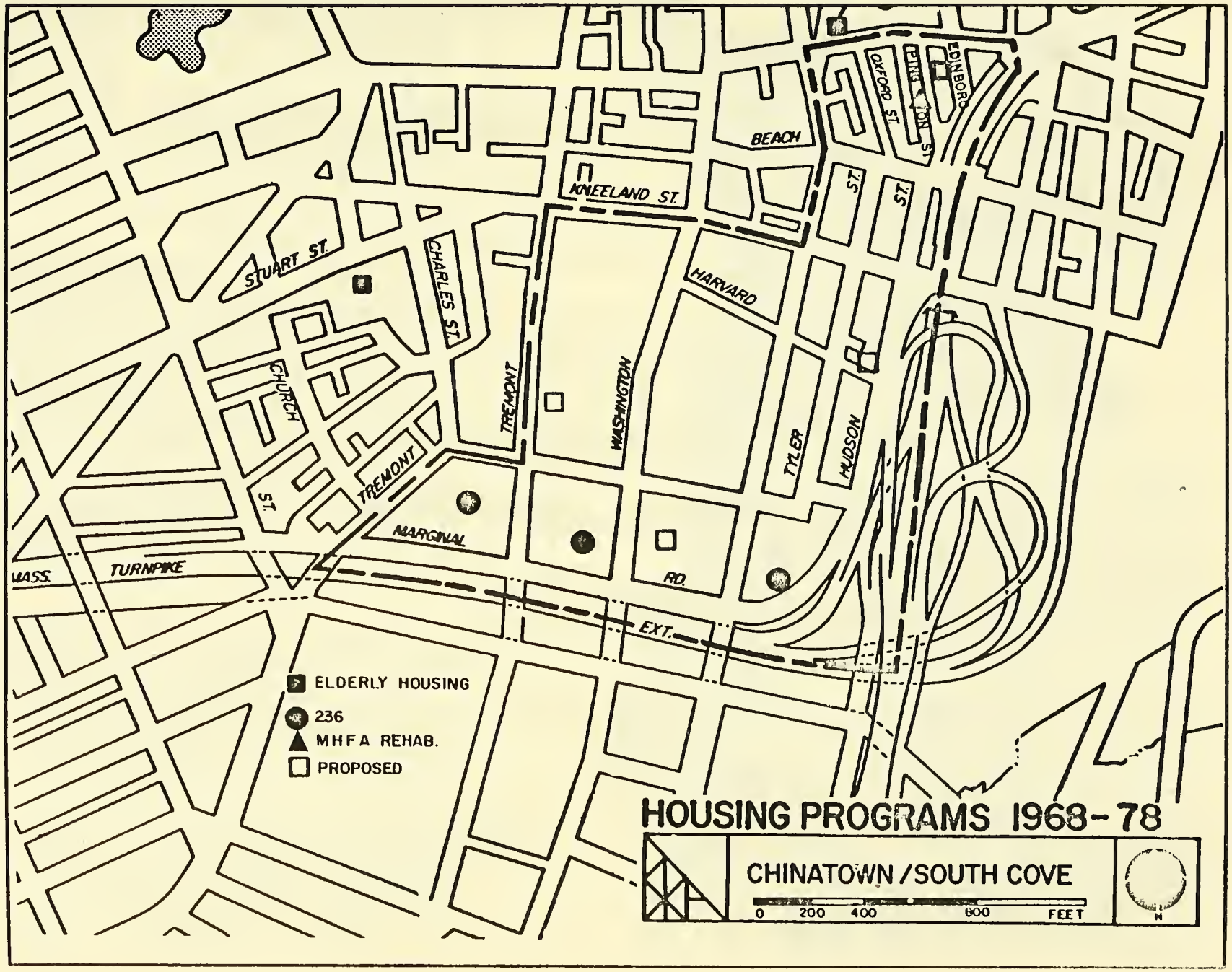
Under the urban renewal project, there were only two Section 312 loans for rehabilitation assistance. There were only four Housing Improvement Program cases with only one completed under the program and HIP was discontinued in Chinatown-South Cove in 1976. These measures, designed to renovate the housing stock, have failed because of the size of the structures in Chinatown, the expense of the work, and an inherent suspicion of government programs by the community. A special program tailored for Chinatown-South Cove must be designed to address the problems of dilapidated, absentee-owned apartments. Incentives for landlords may have to be offered. At the same time, Federal and State subsidies will be needed so that existing tenants can afford to remain in rehabilitated units.

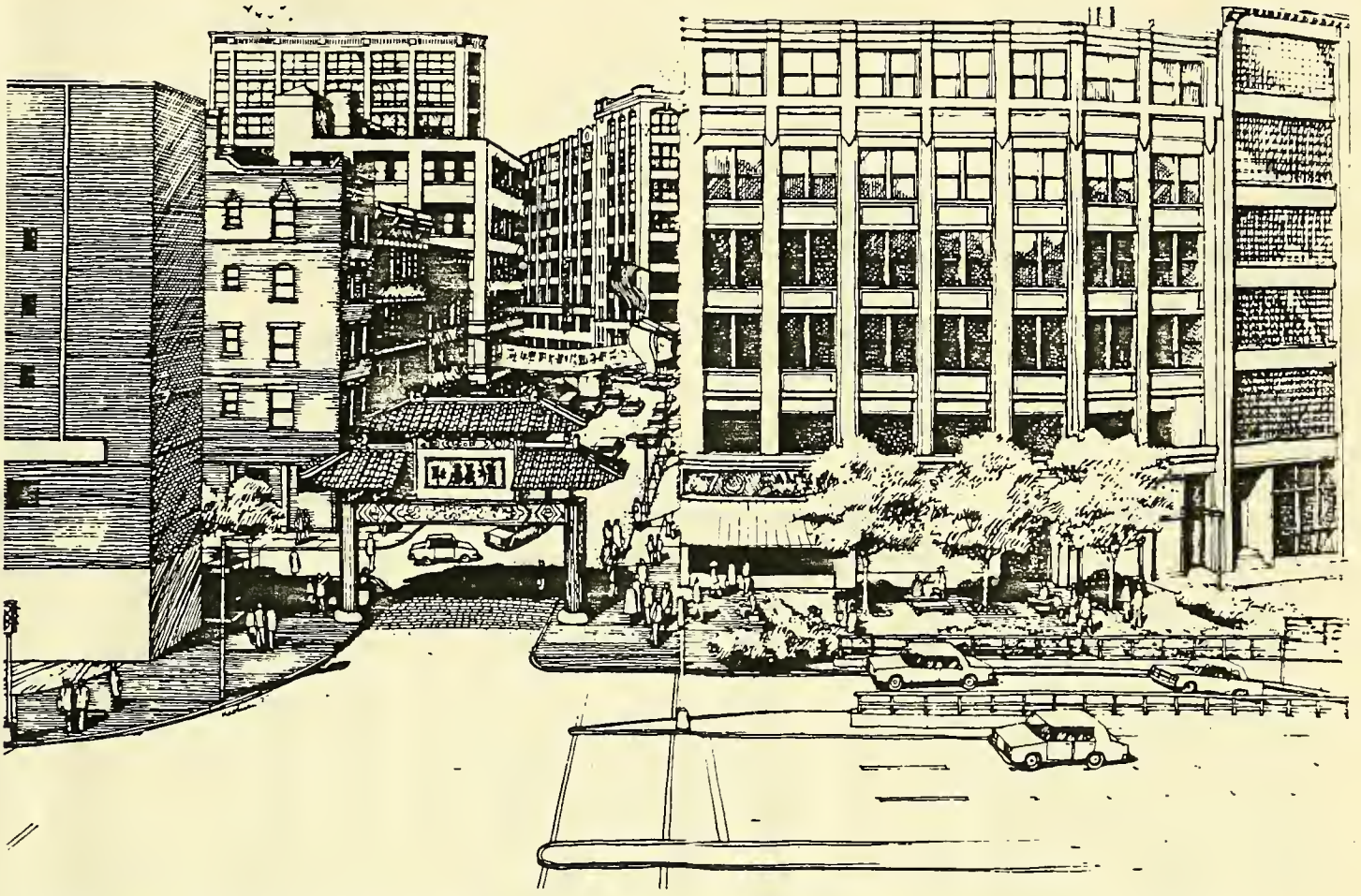
City officials should work closely with the Chinese community to develop viable programs to convert partially vacant, industrial structures into mixed-use space with housing as one component. One such proposal is the creation of Hong Kong-type condominium units which are less expensive to build and which would find a ready market in the Chinese community. The Hong Kong-type unit is a basic shell in which the buyer-occupant installs his own partitions. This proposal is still in the planning stages and careful consideration will have to be given to design, conformance to building codes and the ability of the owners to carry out substantial rehabilitation.

Included in an effort to spur recycling of buildings should be a program to provide rent supplements for those low-income families and individuals who are unable to affort the rents charged in newly rehabilitated structures. The City should assemble a package of additional Federal Section 8 and State 707 monies to do this. Otherwise, new families and individuals, who at present live outside the Chinese community, will move into the newly created units and the existing Chinese community will continue to reside in the same substandard conditions.

The BRA should also encourage joint planning discussions between the Chinese community and T-NEMC with a goal of joint development of a facility that might provide much needed housing as well as laboratory or library space and parking space for T-NEMC.

It should be stressed that the community supports the addition of subsidized housing units to the neighborhood and realizes that without the creation of additional units, nothing can be done about the overcrowded conditions in the existing housing stock. There is not the fear of creating an undue concentration of low and moderate-income housing in Chinatown as there is in other parts of the City.


BEACH
KNEELAND ST.
STUART ST.
CHARLES ST.
HARVARD
CHURCH
TREMONT
WASHINGTON
TYLER
HUDSON
MARGINAL
RD.
MASS.
TURNPIKE
EXT.
ELDERLY HOUSING
236
MHFA REHAB.
PROPOSED
HOUSING PROGRAMS 1968-78
CHINATOWN / SOUTH COVE
0 200 400 600 FEET



The construction of the Gateway has begun and is scheduled for completion in the Spring of 1980. (rendering by H. Kashian).

The use of Federal Section 8 subsidies in any rehabilitation or new construction work may stir up the debate over air quality in Chinatown-South Cove. The City should seek funds from the Environmental Protection Agency for a comprehensive analysis of air quality which would include recommendations to mitigate the effects of air and noise pollution on buildings in the district. This study would be helpful both for obtaining subsidies for existing dwellings and for securing Federal assistance in new construction.

B. NEIGHBORHOOD-COMMERCIAL REVITALIZATION PROGRAM

Beach Street is the major thoroughfare of Chinatown and houses the majority of Chinese commercial establishments. In light of the Jordan Marsh-Lafayette Place development on the boundaries of this commercial district, it will be important to improve access between these neighboring shopping areas. Pedestrian improvements on Chauncy Street and Harrison Avenue would encourage Lafayette Place visitors to see Chinatown. As a result, restaurant business should increase along with job opportunities.

A major improvement to Beach Street will be the construction of a ceremonial Chinese gateway. Given as a Bicentennial gift to the Chinese community by the government of Taiwan, it will serve to define the neighborhood and be a backdrop for special events. In addition to the Gateway itself, two landscaped sitting areas will be adjacent to it providing open green space for residents, workers and shoppers in the area. The services of Jung/Brannen Associates, Inc. have been retained for the design of the Gateway and Charles T. Main, Inc., is performing the design services for the construction of the Hudson-Beach Street landscaped area and areas directly around and beneath the Gateway. Beach Street will then be narrowed to allow one lane of traffic under the Gateway, reducing the number of cars and congestion and lowering air and noise pollution. Eventually, it is hoped that cars exiting the Expressway will be prohibited from turning into Beach Street.

The City should establish a storefront rebate or revolving loan program. This would encourage merchants to improve the storefronts and working spaces of the businesses. This is especially important because of the nature of the businesses in Chinatown where rents are expensive and inventories extensive, leaving little extra for building improvements. Further, with residential spaces located over the shops, it is important that commercial spaces be structurally sound, safe and sanitary.

The City must increase basic services such as the provision of trash receptacles, enforcement of loading zones, and street cleaning in the community so that the Chinatown-South Cove

area can be a more pleasant place to live, work and shop. However, provision of services and improvements is not enough.There is a great need for maintenance of newly planted trees, and the strict enforcement of loading zones is needed to prevent commercial vehicles from parking on reconstructed sidewalks and destroying trees.

C. PUBLIC FACILITIES IMPROVEMENTS

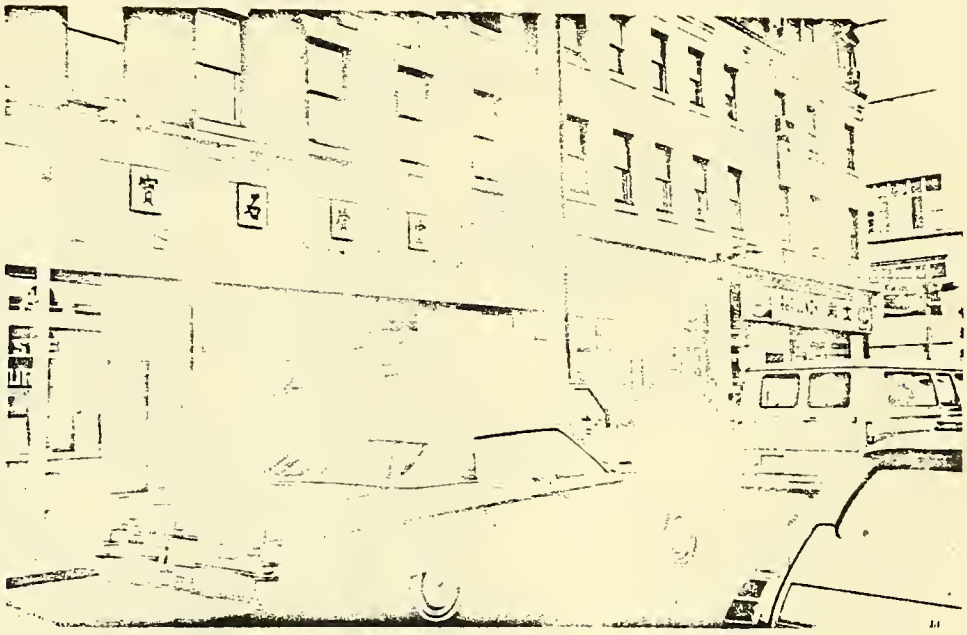
The Victory Garden on Washington and Oak Streets has been an overwhelming success and should be continued as long as possible. Other vacant urban renewal parcels awaiting development should be temporarily used for gardens, play areas or parking.

Little progress has been made toward the conversion and rehabilitation of the Old Quincy School. Every effort should be made to develop a plan which would improve this vacant structure and prevent it from becoming a target of vandalism and a negative influence on surrounding property.

Funds should be set aside for development of an active recreation facility on Parcel R3/R3a. The YMCA has developed a plan for this parcel which would include housing, offices and a gymnasium. There exists the possibility of a conflict as Parcel R3/R3a was originally designated for housing in the Urban Renewal Plan. However, various community groups have shown support and interest in seeing this parcel developed as an active recreation facility.

D. TRANSPORTATION IMPROVEMENTS

There exists in Chinatown a serious problem of air quality because of carbon monoxide fumes generated by the heavy traffic flow in and around the area. As a result, the residents of Chinatown have a high incidence of respiratory diseases. In 1969, the number of reported cases of tuberculosis in Chinatown was higher than that of the City as a whole. An assessment needs to be done on the Kneeland and Stuart Street corridor to determine noise and air pollution levels and mitigating measures which could include circulation changes or other traffic flow improvements.



Traffic jams constantly occur on Beach Street as a result of delivery trucks and the high volume of through traffic.

The on-street parking situation related to Tufts-New England Medical Center needs to be studied. Also, the numerous parking lots should be studied to determine alternative methods for parking in order to utilize the available land more efficiently. In the Beach Street area, lack of parking is a major problem for those patronizing the restaurants and stores. As a result, double parking occurs adding to the congestion caused by narrow streets and through traffic. Merchants in the area want to effect a parking validation system with the proposed Lafayette Place garage. This action, along with the narrowing of Beach Street would help alleviate the traffic problem, attract more people to the area and cut down on air pollution.

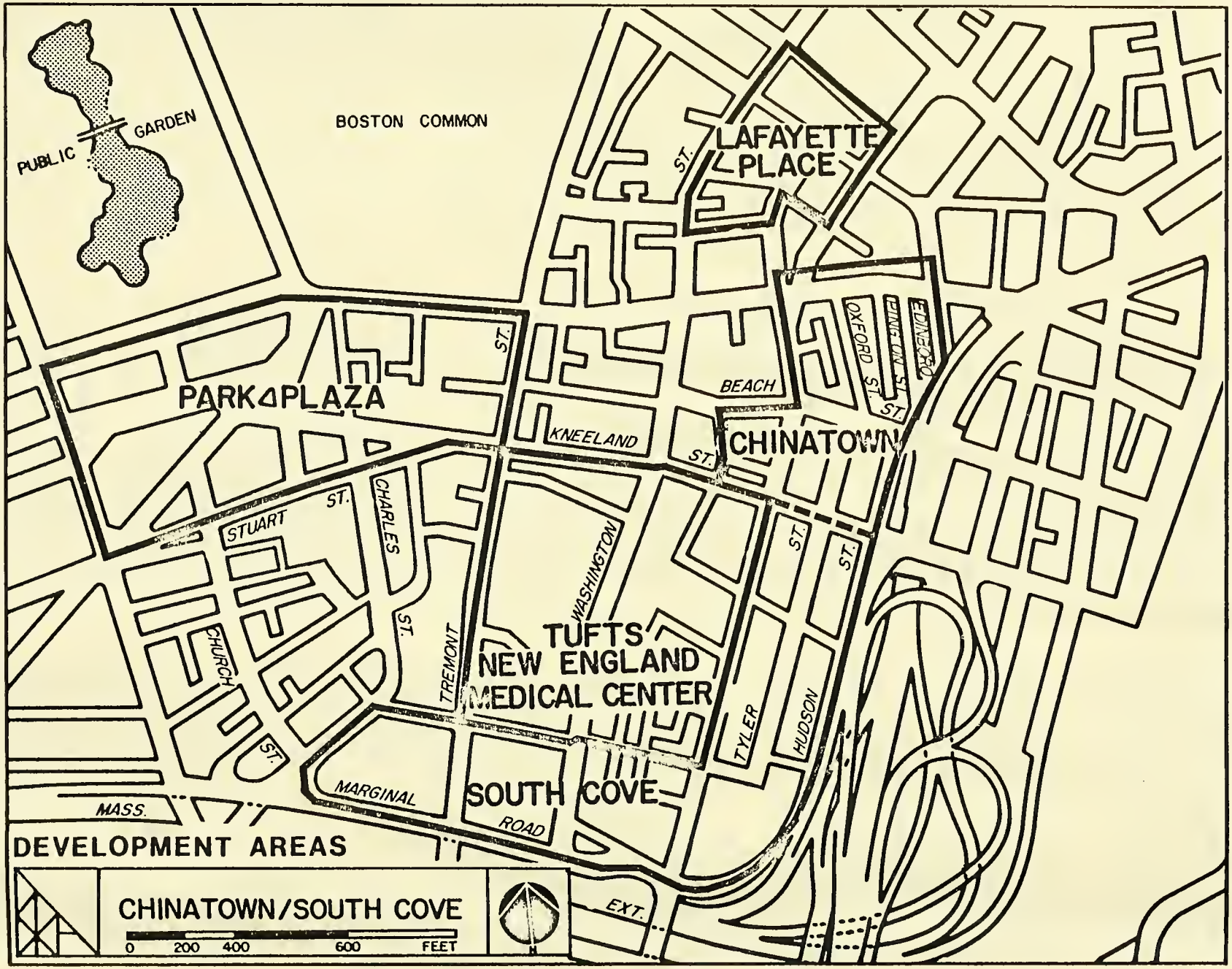
E. INSTITUTIONAL AND PRIVATE DEVELOPMENT

Since the downtown and institutional growth pose severe constraints on the expansion of the Chinese community, a strategy should be formulated to improve space utilization within the existing boundaries of Chinatown-South Cove. Positive benefits created by private and institutional growth should be maximized while minimizing potential adverse impacts on Chinatown-South Cove as a residential community.

City officials should work closely with representatives of the garment industry to analyze space requirements, loading needs and truck traffic circulation so that the industry which is dispersed throughout the community at present might be consolidated and made more efficient. This consolidation could result in space being made available for additional housing for the Chinese community.

With the development of Lafayette Place, the City needs to minimize the impacts on the Chinese community in regard to air and noise pollution. The construction phase is of concern at the moment as heavy machinery may add to the already high levels of carbon monoxide and noise from construction will disrupt the sleep hours (3-11 a.m.) of many residents who work at restaurants at night. Adequate mitigation measures must be derived to ensure the least amount of adverse impact on the community.

City officials must continue to analyze development proposals with respect to the impact of these developments on surrounding communities. The Chinese community should be kept informed of any plan changes in the Jordan Marsh-Lafayette proposal, the Park Plaza plan and of any modifications to the Tufts-New England Medical Center plans, as these developments will have long range effects on the community both physically


PUBLIC GARDEN
BOSTON COMMON
LAFAYETTE PLACE
ST.
OXFORD ST.
EDINBORO ST.
PARK PLAZA
ST.
BEACH
KNEELAND ST.
CHINATOWN
STUART ST.
CHARLES ST.
WASHINGTON ST.
TREMONT ST.
CHURCH ST.
TUFTS NEW ENGLAND MEDICAL CENTER
TYLER ST.
HUDSON ST.
MARGINAL ROAD
SOUTH COVE
MASS. EXT.
DEVELOPMENT AREAS
CHINATOWN/SOUTH COVE
0 200 400 600 FEET
N

and environmentally. With so many proposed developments abutting Chinatown-South Cove, the community can no longer afford to deal with each development individualiy. It will be necessary to implement an environmental review process that takes into account the cumulative effect of all neighboring developments on the social, environmental and economic fabric of Chinatown-South Cove. The first step in any kind of joint planning process between the developments and the Chinatown-South Cove neighborhood should be the printing of notices, proposals and plans in both Chinese and English.

The BRA and the City must pursue the completion of a master plan for the Tufts-New England Medical Center (T-NEMC) health care facilities in the South Cove. This is especially important because of the recent plans for the U.S. Dept. of Agriculture's Nutrition Center which, although linked to T-NEMC, will serve a regional population. T-NEMC should be encouraged either to follow through on their original development plan or to establish a new cooperation agreement which is more consistent with the availability of funds. Such decisions are of concern to the Chinese community since the T-NEMC/BRA agreement limits the expansion opportunities of that group.

The BRA and Chinese community have initiated a series of discussions with T-NEMC representatives to review the Master Plan as it has developed to date. A working committee of about five from the Chinatown-South Cove community is meeting with T-NEMC's architects to examine the plans in detail. This committee will keep the larger community informed of the particulars of the plan and the open meetings with T-NEMC will be continued until the completion of the Master Plan process.

The BRA, as staff to the City's Zoning Commission, will examine the possibility of "downzoning" property in Chinatown-South Cove, much of which is presently M-8. The M-8 designation allows industrial use with few restrictions and the allowable floor area is eight times the lot size. The act of downzoning to a less permissive category would be a clear indication to speculators of the City's intention to preserve the residential community in Chinatown-South Cove. This could also reduce some of the pressures on the owners of buildings occupied by the garment industry.

F. JOB AND INDUSTRIAL OPPORTUNITIES

The Chinese Economic Development Council (CEDC) hopes to improve the economic well-being of people in the community by assisting them to establish and manage diversified businesses. The CEDC has been designated a Community Development Corporation (CDC) by the Federal Community Services Administration. The CEDC will assist Chinese-Americans to launch new businesses by operating as a venture capital organization.

One business to promote is a Chinese-owned restaurant supply operation. This would not only provide another industry to expand employment opportunities for community residents, but it would also result in better service to the restaurant owners in the community. There is presently one such establishment located in the Leather District and it should first be determined whether additional businesses of this nature can be profitable in the community. A second area of business which the CEDC should pursue is high technology consulting in science and engineering. This would enable trained immigrants to use their skills and not be confined to entry level jobs.

In the next three years, the City can assist the Chinatown-South Cove community considerably with a minimum of investment simply by helping them to realize the full potential of the tourist industry. However, care must be taken to ensure the preservation of Chinatown-South Cove as the primary residential, cultural and business district of the Asian community in Boston and New England. In an established community such as Chinatown-South Cove, it will be necessary to develop strategies so that the tourist industry does not encroach upon and adversely impact the residential neighborhood.

The City should also work with the garment industry to establish better loading zones and special hours for such activity so as not to interfere with retail traffic. More street lights are needed not just to assure tourists but also to ensure the safety of residents in the community.

The tourist industry alone, however, will not be enough to improve the economic welfare of residents in Chinatown-South Cove. The City, through its Economic Development Industrial Commission, should try to interest new firms, beneficial to the neighborhood, to locate in the area and to fill some of the partially vacant buildings. The City should assist the community groups and garment industry representatives in promoting the consolidation of the garment industry to increase efficiency and provide space for residential use.

In addition to providing technical assistance to various community groups, the City should continue to work with the private sector citywide to provide on-the-job training programs for students and adults. This should be done in conjunction with the human service agencies who are best able to provide additional services which complement the job training programs.

The City should work with the Chinese-American Civic Association (CACA) to increase the services of the job bank that is operated by the CACA's Multi-Service Center on Washington Street. Successful for many years in placing Chinatown-South Cove residents in temporary and permanent jobs, the CACA's job bank has proven to be an effective vehicle in expanding economic opportunities. The City should help to ensure that community residents are considered for construction and permanent jobs on adjacent development sites especially Jordan Marsh-Lafayette and Park Plaza by requiring that job openings posted on the site be written in Chinese.

Residents of Chinatown-South Cove should be made aware of the job training program located at 18 Oxford Street. The Vocational English Education Program (VEEP), a CETA funded program, is operated under the auspices of the Chinese Consolidated Benevolent Association (CCBA). Although open to the community at large, the majority of

VEEP's students are referred to the program by the staff of the CACA.

The City should encourage the continuation of this training network so that the residents of Chinatown-South Cove are given the best opportunity for the best possible jobs.

Opportunity for potential jobs exists in the five developments that will be constructed in and around Chinatown-South Cove. These developments are (1) a hotel, located on a parcel bounded by Boylston Street, Hadassah Way and Providence Street; (2) the proposed State Transportation Building; (3) U.S. Dept. of Agriculture Nutrition Center; (4) T-NEMC Pediatrics facility; and (5) Lafayette Place. The following chart shows the approximate number of permanent jobs to be generated by each development.*

Although language training is one of the most critical elements, it alone will not solve the unemployment and underemployment dilemma of the Chinatown-South Cove resident. The City should provide assistance to the community service organizations so that the groups' expertise may be utilized to increase complementary services.

G. COMPLETION OF URBAN RENEWAL PROJECT ACTIVITIES

The South Cove Urban Renewal Project includes the residential areas of South Cove and Bay Village. Many of the project improvements, including street and sidewalk replacement, have been completed in the Bay Village section of the project area. However, a considerable portion of the planned improvements in the Chinese community in the South Cove have yet to be completed. Some of the work especially on Kneeland Street has been delayed pending the development of Park Plaza.

The Urban Renewal Plan called for sewer, storm drain and water systems work, street and sidewalk reconstruction, traffic control installations, police and fire alarm signals and street lighting for Msgr. Shea Road, Harvard Street, parts of Kneeland, Hudson, and Tyler Streets and Harrison Avenue.

As stated earlier, CD funds will be used to do the skimcoating and sidewalk work on Hudson and Tyler Streets and the sewer and water work on Harrison Avenue, but there are other funds at the present time to do the remaining work. This work is important both in terms of public safety and appearance and should be a priority for future funding.

The BRA and the City should continue to encourage Tufts-New England Medical Center to expedite their construction program so that underutilized land now used as surface parking lots is developed providing construction jobs and permanent employment opportunities for City residents. The City and the community should work closely with T-NEMC to explore the idea of a housing development for the Chinese community on parcel P-2A on Harrison Avenue. These units would help address the serious shortage of housing units in the community.

Public officials and the Chinese community should both encourage cooperation between the Chinese Consolidated Benevolent Association, YMCA and the Christian Life Church so that parcel R1/R1a can be developed for the maximum number of housing units with sound site design. The quest for financing new construction is difficult enough without intra-community disputes and the development could provide urgently needed, low cost housing.

The housing development potential of one of the remaining urban renewal parcels, R3/R3a, is questionable because of the presence of the elevated Orange Line which traverses the parcel on its western edge. The relocation of the Orange Line, in connection with Southwest Corridor improvements, will result in the demolition of the elevated railway. However, the State is committed to a replacement service on Washington Street beyond the location of the new South Cove MBTA Station on Kneeland Street. Whether this service will be a trolley line or buses is now under study. The City and the Chinese community should work closely with the MBTA in planning the route alignment since it could affect the size and shape of the R3/R3a parcel.

Name of Development	Type of Development	Approximate Number of Permanent Jobs
Park Plaza	400-room luxury hotel	235
State Transp. Building	500,000 sq. ft. of retail space	142
*USDA Nutrition	206,000 sq. ft. — clinical research, office space	250
**T-NEMC Pediatric	276,000 sq. ft. — clinical research, office space	690
Lafayette Place	(a) 500-room hotel	294
	(b) 200,000 sq. ft. of retail space	571
	(c) 1,500 space parking garage	5

*Figures and basis for calculation supplied by BRA Research Department.
**A certain percentage of these jobs include skilled medical personnel and may not be available to Chinatown-South Cove residents.

IV. Summary of Proposed Three Year Improvement Program (1979-1981)

The proposed 1979-1981 Neighborhood Improvement Program is designed to reinforce Chinatown-South Cove as a total community including residential, commercial and industrial uses adjacent to the downtown. In order to strengthen the community, the City should emphasize activity in four areas including completion of the Urban Renewal Project activities in the South Cove, development and implementation of a comprehensive housing policy, promotion of economic development within the community and discussion of institutional expansion.

The following summary table outlines improvements scheduled during the 1978-1979 fiscal year and activities which should be pursued in the next three years.

THREE-YEAR PROGRAM SUMMARY TABLE

Issue	Strategy	1978 Investment Program	Proposed 1979-1981 Neighborhood Improvement Program Activities
HOUSING SHORTAGE	Develop comprehensive housing policy including preservation of stock, new construction and rental subsidies.	Option money for purchase of property — $50,000.	Refine Edinboro Street proposal. Prepare proposal for housing facili in Combat Zone. Analyze potentia of Leather District as a new neighborhood. Develop special HIP in Beach Street area combining reside tial and commercial rehabilitation. Facilitate planning discussions between Tufts and the community fo joint housing-educational development.
	Analyze adverse environmental quality that impedes federal funding of new construction.		Work with CEDC to cite problems on a site by site basis and prepare recommendations for mitigating me sures. Conduct air quality analysis o pollution in Chinatown.
	Encourage cooperation within the community to provide united effort in securing financial assistance.		Secure federal and state subsidies to avoid displacement of tenants from renovated buildings.
QUALITY OF BEACH STREET RETAIL AREA	Bring more shoppers into the area.		Redesign pedestrian approach between Lafayette Place and Chinatown. Improve street sweeping and garbage collection in Beach Street area. Install new sidewalks. Construct Chinese Gateway and adjacent landscaped areas.
IMPROVE PUBLIC FACILITIES	Reuse vacant or underutilized lots.		Continue Washington Street Victory Garden. Designate vacant lots to be utilized as temporary gardens. Develop active recreation facility on Parcel R3/R3a.
	Improve city services.	South Cove Golden Age Center suppporting funds-$15,000 (CD) Quincy School extended day care-$20,000 (CD)	Ensure continuation of counseling services for community, especially those with language problems. Determine and build pedestrian amenities on Essex, Harrison and Chauncy Streets. Install sidewalks and street lights on Pine Street and Oxford Street.
	Provide needed public improvements	Harvard St.: street improvements, sidewalks, lights-$20,000 (CD) Harrison Avenue: water, underground wiring-$124,000 Hudson St.: sewers, water, street reconstruction, police and fire alarms, trees-$379,000 (CD)	

Issue	Strategy	1978 Investment Program	Proposed 1979-1981 Neighborhood Improvement Program Activities
	Provide green spaces for passive and active recreation areas.		Study and act on feasibility report on relocation of YMCA to Pine Street Inn. Develop linear park plan for visual buffer to community from Mass. Pike. Seek funds to renovate Hudson-Beach Street area.
C AND PARKING STION	Reduce through traffic.		Narrow Beach Street to one lane as a result of Gateway and adjoining landscaped areas.
	Provide more off-street parking.		Develop alternative parking methods for Tufts-New England Medical Center and Beach Street area.
ACHMENT BY OWN DEVELOP- ND INSTITU- EXPANSION	Consolidate industrial areas.	City-CEDC planning study analyzing space needs of garment industry, available vacant space and possibilities for consolidation.	Establish Land Use Committee in Chinatown-South Cove. Amend Zoning ordinance.
	Monitor new developments and medical center expansion.		Keep community informed of plan changes in Park Plaza and Lafayette Place proposals. Implement comprehensive EIR process to monitor cumulative effects of developments. Work with Tufts on preparation of Master Plan. Print all notices of meetings, proposals and pertinent materials in Chinese and English.
	Consider expansion of Chinese community into Leather District and Lower Washington Street.		Work with CEDC on redevelopment proposals for Leather District.
ECONOMIC UNITY	Support existing local businesses.		Provide personnel to monitor needed improvements with merchants. Provide trash receptacles in business district. Explore idea of trash compactor system for commercial establishments.
	Bring more business into neighborhood.		Analyze potential for Chinese development in Lower Washington Street area. Continue efforts to promote Chinese-owned restaurant supply firms and electronics assembly firms.
	Encourage tourism.	Security Patrol-$25,000 (CD)	Work with restauranteurs to improve garbage collection so as to clean up sidewalks. Create landscaped area near Gateway.
	Encourage private developers and T-NEMC to use community residents in new construction and permanent jobs.		Require contractors to prepare bilingual job postings on constructions sites. Require T-NEMC and new businesses in Lafayette Place and Park Plaza to prepare bilingual job postings on premises.
	Increase language training programs.	Quincy School Adult Program-$7,000 (CD) Holy Trinity-$15,000 (CD)	Continue ESL programs.
	Provide job training programs.		Train residents for downtown service jobs, i.e. clerical, computer, etc. Promote Multi-service Center as neighborhood employment center.
ION OF ENEWAL ACTIVITIES	Encourage T-NEMC to expedite construction program.		Facilitate discussions between Working Committee and T-NEMC officials.
	Complete street improvements in South Cove.		Utilize CD, Urgent Needs Funds and City Capital improvement budget.

V. Appendices

A. NEIGHBORHOOD HISTORY

The Chinatown-South Cove community in Boston has developed on land created by the filling of tidal flats on either side of Washington Street. Before the filling, Roxbury Neck, a narrow strip of land, connected the original Boston peninsula with the town of Roxbury. The purpose of the filling of the flats, which began in the early 1800's was to create additional residential real estate. There were essentially two neighborhoods created, Bay Village and South Cove. Development of both began about 1830 and over the years, Bay Village retained much of the scale and character of the original neighborhood. South Cove, on the other hand, declined as a residential neighborhood, the victim of an expanding railroad network whose terminus at South Station diminished the attractiveness of the area to the American, middle class residents. The latter chose to move farther away from the central city and were encouraged to do this by the technological advances being made in transportation.

The departure of the original residents in the 1840's opened property in South Cove to successive waves of immigrants — Irish, Italian, Jewish, Syrian and finally Chinese. Land values declined as the area became a low rent district and the leather and garment industries were attracted. South Cove was bounded on the south and east by the railroad. Then in 1899, the construction of the elevated line along Washington Street depressed land values still further causing an additional influx of garment manufacturers who razed tenements to make room for the garment industry.

The first group of Chinese arrived in the late 1880's. The intent of these first immigrants was to earn a living and later return to China. Because of this, the Chinese considered themselves temporary residents with no need to assimilate into the mainstream of society. This isolation was further emphasized by a severe language barrier resulting in overt cultural and racial discrimination.

Until after World II, Chinatown-South Cove was a relatively self-contained community, but gradually, some tenements were remodeled and the first and second floors converted for restaurant use. Chinese restauranteurs began catering, not strictly to the Chinese community, but more to the non-Chinese. A modest tourist industry grew out of this development.

The physical character of Chinatown-South Cove showed a continual decline from 1840 until the late 1960's with the housing stock deteriorating and industries relocating. The construction of the Southeast Expressway and the Massachusetts Turnpike accelerated this decline causing the demolition of many housing units and introducing additional vehicular traffic into the community. Perhaps an even more serious consequence was the radical separation the highways created between the Chinese community in the South End and that in the South Cove.

In 1965, the South Cove Urban Renewal Project was inititated with its goals to provide for the orderly expansion of the Tufts-New England Medical Center, to further the vitality of the entertainment district and to preserve and expand the two residential neighborhoods, Bay Village and South Cove. Not all of the Chinese community was included in the South Cove Urban Renewal Project. A section north of Kneeland Street was omitted.

In accommodating the expansion needs of Tufts-New England Medical Center and in order to replace the dilapidated tenement housing south of Kneeland Street, the urban renewal project resulted in the demolition of many structures and the displacement of much of the Chinese community. With few relocation opportunities in Chinatown-South Cove, many of those displaced reluctantly moved to the South End, Mission Hill/Fenway and Allston/Brighton. The Urban Renewal Project changed the scale of the area from one of three to five-story rowhouses to a mixture of rowhouses, ten and twenty-story housing developments and insititutional buildings.

B. 1975-1977 NEIGHBORHOOD IMPROVEMENT PROGRAM

Previous Neighborhood Improvement Programs have been directed toward improving the residential environment, including the completion of physical improvements within the South Cove Urban Renewal Project. Some projects have been special studies for housing programs, capital improvements, feasibility studies for recreational facilities on the R3/R3a urban renewal parcel and methods of reducing the adverse effects of the Southeast Expressway and Massachusetts Turnpike.

ING PROGRAMS	1975	1976	1977
ion 312 loans within the South e urban renewal area.	$ 157,700	$ — 0 —	$ — 0 —
nboro Street engineering feasibility	— 0 —	— 0 —	25,000 CD
HBORHOOD BUSINESS ICT PROGRAM			
efront Improvement Program	— 0 —	5,000 CD	— 0 —
tpatrol	21,840 CD	21,840 CD	29,300 CD
AL IMPROVEMENTS			
Facilities			
Quincy Elementary School	10,637,500 CB		
ign and conversion of the Quincy School for use as a community center, e operated by the Chinese Consolidated evolent Association.	50,000 CD	— 0 —	25,000 CD
nese kitchen facilities for the ncy Community School	— 0 —	26,000 CD	— 0 —
lic Works			
et lighting	100,000	30,000 CD	150,000
es	— 0 —	20,000	— 0 —
ffic signal and intersection	— 0 —	30,000 CD	60,000 CB
N RENEWAL ACTIVITIES	**1975**	**1976**	**1977**
th Cove Urban Renewal Project			
et lighting	— 0 —	— 0 —	56,000 CD
rt awards on real estate takings	310,000 CD	350,000 CD	— 0 —
et reconstruction and other provements	335,000	— 0 —	358,000
es	16,000	— 0 —	— 0 —
ets around Tai Tung Village	90,000	— 0 —	— 0 —
l estate acquisition	122,000	— 0 —	— 0 —
molition on Parcel C-8	16,500	1,500,000	— 0 —
Prep N			
dson & Tyler Streets, sidewalks, s and lighting	— 0 —	— 0 —	160,420
location	562,250	230,000	— 0 —
rvey & Planning	150,000	5,000 CD	— 0 —
cillary Expenses	51,500 CD	5,200 CD	— 0 —
perty management	11,000 CD	9,400 CD	— 0 —
ject administration	251,000 CD	266,600 CD	— 0 —
erest on notes	112,000 CD	69,400 CD	— 0 —
tal Urban Renewal Continuation	2,026,750	$2,435,600	574,420
total CD funded	($735,500)	($705,600)	($56,000)
AN SERVICES			
th Cove Golden Age Center/ lerly Chinese services	— 0 —	— 0 —	15,000 CD
ly Trinity ESL	— 0 —	— 0 —	20,000 CD
incy School ESL	— 0 —	— 0 —	9,000 CD
nicy School extended day care	— 0 —	— 0 —	11,500 CD
L NEIGHBORHOOD IMPROVEMENT PROGRAM			
mmunity Development (CD) funding	$ 807,340	$ 838,440	$ 190,800
pital Budget (CB) funding	10,637,500	— 0 —	60,000
her Federal funding	2,284,450	1,730,000	668,420

C. COMMUNITY PARTICIPATION OPPORTUNITIES

Introduction

There are many ways in which the Chinatown-South Cove community shapes and directs growth within its neighborhoods and commercial centers. Planting shrubs along property lines, renovating local housing, and voicing concerns at zoning hearings all affect the quality of life in Chinatown-South Cove. There are, however, several opportunities for community action at a larger scale which can effectively have a long term impact on the growth of the community.

1. Zoning Changes

Zoning is a legal tool used to shape land use patterns and regulate the scale of development within given boundaries. In the last ten years, changes in residential and commercial demands and the encroachment of uses upon one another indicate a need to re-evaluate the existing zoning in Chinatown-South Cove and make appropriate changes in the designation of zoning.

The procedures for changes and modifcation of the Boston Zoning Code are well established. The following is an outline of the procedures:

a. Change of Zoning (Procedure A)

(1) Proposed zoning change is presented to the BRA Board for approval.

(2) BRA Board recommends change to the Zoning Commission.

(3) Zoning Commission holds public hearing following advertisement and notification of appropriate parties.

(4) Zoning Commission can pass measure with seven affirmative votes.

(5) Ordinance goes to the Mayor.

(6) Mayor can: (1) approve ordinance; (2) veto ordinance (veto can be overridden with nine affirmative votes of the Zoning Commission); (3) take no action (this results in automatic passage after 15 days); or (4) return measure to Zoning Commission with recommendations.

b. Change of Zoning (Procedure B)

(1) Citizen group request hearing before the Zoning Commission.

(2) Zoning Commission asks BRA for recommendation.

(3-6) Same as Procedure A.

2. Community Development Block Grant (CD) and City Capital Budget (CB) Proposal

The CD program involves the distribution of Federal funds that come to the City with Federal requirements that certain neighborhood improvement activities and citizen participation be carried on under the program. The use of CD funds are primarily limited to housing, neighborhood improvements and public services in low and moderate income neighborhoods of the City. The following appendix lists programs that were funded in this neighborhood during the past three years from 1975 to 1977.

The City's annual Capital Budget (CB) is usually determined at the time that the CD budget is formulated. The City raises CB funds by selling tax-exempt long-term municipal bonds to private investors to fund capital improvements such as schools, public buildings, parks, streets, lighting and underground utilities.

The City's annual process for determining both the CD and CB includes the following steps:

a. An initial neighborhood hearing is held in each Little City Hall district to explain funding requirements for the program, report on the past year's projects and present the proposed neighborhood profiles (October or November).

b. A second neighborhood hearing is held to receive and discuss neighborhood proposals for funding the next year (November or December).

c. The Little City Hall Manager, Office of Program Development (OPD) Programmer and BRA Neighborhood Planner meet to review funding requests and prepare a proposed Neighborhood Improvement Plan (December and January).

d. The proposed Neighborhood Improvement Plans are presented to the Mayor's Neighborhood Development Council (NDC) for approval. This group is chaired by the Deputy Mayor for Fiscal Affairs and includes two additional Deputy Mayors, the Mayor's Housing Advisor and Directors of the BRA, Office of Public Service and OPD (January or February).

e. Upon approval of the NDC, the proposed Neighborhood Improvement Programs are submitted to the City Council for their review and approval (February or March).

f. The City Council holds a series of neighborhood hearings on the proposed budgets. It then approves the budgets with amendments based on opinions voiced at the hearings (March or April).

g. The Mayor reviews and approves the final Neighborhood Improvement Plans (April).

h. The proposed CD application and budget is submitted to the U.S. Department of Housing and Urban Development for its review and funding (May and June).

i. The CD funds become available for spending (July 1st).

7710 .23

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

China town/so cove
B65M
1977

AUTHOR
CHINATOWN/SOUTH COVE.

TITLE

DATE LOANED	BORROWER'S NAME
6/2/89	Aaron Schleifer

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library